



**QUINQUENNIAL INSPECTION REPORT
OF
SEDGEFIELD, ST. EDMUND**

DIOCESE OF DURHAM
ARCHDEACONRY OF AUCKLAND
DEANERY OF STOCKTON

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

QUINQUENNIAL INSPECTION AND REPORT

January 2021

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REPORT ON THE 2020 QUINQUENNIAL INSPECTION

1.0 INTRODUCTION



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This document is in two parts: The Report is the appraisal of condition and estimated cost priority list; The Appendix contains the background information of the church plan, guidance notes and routine maintenance guidance.

Date of inspection and weather conditions: 18TH August 2020. Light rain and cloud.

Date of report: January 2021

Report prepared by: *David S Beaumont* RIBA AABC

2.0 LOCATION AND SITE

Address: Front Street, Sedgefield.

Location: On raised ground within the centre of the market town of Sedgefield.

National Grid Reference: NZ 35680 28823

3.0 CHURCH AND LISTING DESCRIPTION

The following is from Peter Ryder's Historic Churches of County Durham.

Site: In the centre of the town at the E end of the green; the massive tower is a prominent local landmark.

History: Early C10 'Ceddesfeld' purchased for the Cuthbert Community.

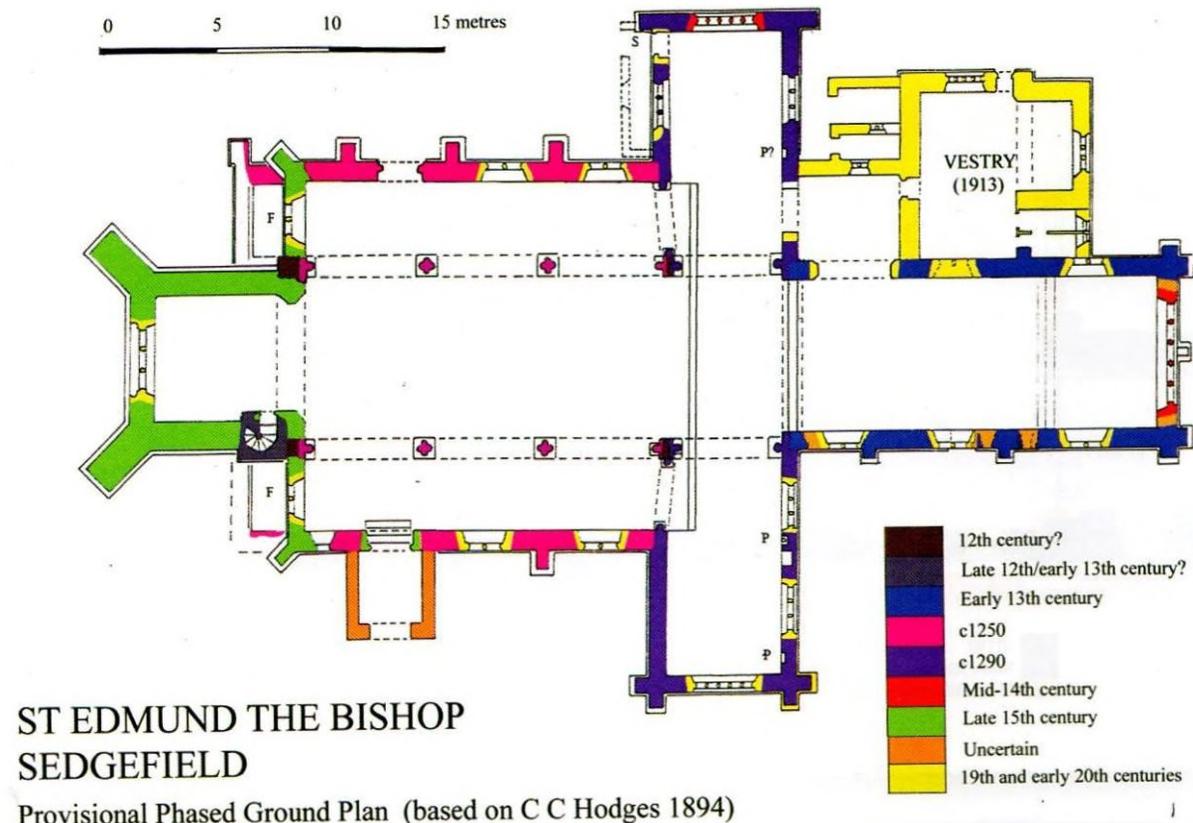
Form: 4-bay aisled nave, W tower, S porch, transepts, chancel with N vestry and organ chamber.

Development: C12 (or earlier) aisleless nave. Late C12/early C13 W tower with S stair turret. Early 13th century chancel rebuilt (blocked lancets on S), c1250 aisles added to nave (fine arcades, and chancel arch) c1290 transepts rebuilt. Mid-C14 5-light windows in chancel and transept gables. c1490 W tower (arms of Roger Thornton, Newcastle merchant, appear on bell; he is linked to similar towers at All Saints and St Nicholas in Newcastle). Aisles truncated at W end, and, oddly, earlier stair turret retained. Nave clerestory (destroyed 1850). Various post-medieval changes — windows altered, galleries inserted — largely erased in C19. S porch late C18/early C19. 1830 chancel restored, 1849 new chancel roof, 1850 new nave roof,

1876-7 S transept restored, 1913 removal of N transept gallery, chancel windows restored, new vestry and organ chamber.

Lapidary Material: 2 effigies of c1300 in S transept, male very worn, lady better preserved. Important C13 slab to Andrew Stanley, founder Greatham hospital, in chancel but hidden by heater. Elaborate C14 cross slab in belfry forming cap of stair, fast-decaying, another slab in tower stair, very worn slab in churchyard on S of chancel. Stoup? in S transept.

Fittings and Furnishings: Several slabs with indents and brasses (some now mounted on walls) including lady of c1310 (S aisle) and pair of skeletons in shrouds (N aisle), ?C17. Some interesting ledger stones and wall monuments. Font has C18 bowl (or earlier bowl recut C18) with heraldry, on older shaft and base. Important Cosin-style woodwork in chancel, after the loss of Brancepeth now matched only by Auckland Castle Chapel and Durham Cathedral; rood screen, loft, chancel stalls, reredos. Carved front of organ 1707. 3 old benefactions boards on first stage of tower 5 bells, 1 late medieval, 4 1707 by Samuel Smith of York, frames probably 1707:



Listing Description:

NZ 3528 SEDGEFIELD FRONT STREET (South side, off) 13/35 9/1/68 **Church of St. Edmund**

Grade I

Parish church. Circa 1254 aisled nave; c.1290 transepts and chancel; c.1490 tower; C19 porch; north vestry and organ chamber of 1913. Dressed and rubble masonry with graduated green slate roofs. Perpendicular west tower; Early English aisled nave, with south porch, and north and south transepts; chancel with north vestry and organ chamber.

Diagonally-butressed, 3-stage **tower** has stair turret on south wall; square lights to second stage; louvred, 3-centred belfry openings; embattled parapet with octagonal turrets and spirelets. 3-bay nave has buttressed aisles and C19 Decorated windows; original lancet west of gabled porch; late C13 pointed door with nailhead in north aisle. Low-pitched aisle roofs and steeply-pitched nave roof. Buttressed north transept has 5-light north window with replaced curvilinear tracery (similar windows in south transept and east end); 3-light plate-tracery window to west return. Low-pitched transept roofs. Lower, 3-bay chancel has blocked priest's door and angle-butressed east end with 2 decayed C18 wall monuments.



Interior: spacious, pointed 3-bay nave arcades on quatrefoil piers with shaft rings and carved capitals; west respond capitals have flanking head corbels; arches are double-chamfered with nailhead hoodmoulds to nave. Tall, depressed pointed tower arch. Transverse arches at east end of aisles, north and south transept arches and chancel arch have similar details to nave arcade. North transept has piscina and C15 oak roof. South transept has 2 piscinae and an aumbry. Inner order of chancel arch removed. Fittings and monuments: medieval grave slabs under north chancel wall and at top of tower stairs; brasses near pulpit and in north and south aisle walls; C14 male and female recumbent effigies in south transept; several C18 wall monuments in chancel. 1707 octagonal, fluted marble font. Circa 1707 Baroque organ case. Circa 1638 chancel woodwork possibly by Robert Barker for Bishop Cosin; c.1670 choir panelling for Rev. Denis Granville: oak chancel screen, stalls, sanctuary and reredos panelling in eclectic style with strapwork and rich poppyheads, garlands, cherubs etc. Elaborate chancel screen with pinnacled canopies. Later altar rails and table in C17 style.

Pilastered choir panelling. Glass: 1863 north aisle window of Sacraments by Lavers and Barraud; abstract east window by L.C. Evertts.

(C.C. Hodges, "Sedgefield Church", Archaeologia Aeliana, New Series Volume XVI, 1894).

Churchyard wall, 40 metres west of Church of St. Edmund Grade II

Churchyard wall. Possibly C17. Rubble wall with dressed quoins. L-plan facing The Square (to west) and Rectory Row (to south). West section, between 1.5 and 2.0 metres high, has chamfered, roll-moulded coping, runs south for about 50 metres and is interrupted, to north of centre, by lych gate. South section, of similar height, runs east (along Rectory Row) for about 110 metres and terminates at western return of the Workingmen's Club. The 12-metre west section of this wall has chamfered, roll-moulded coping; the remainder, partly rebuilt, has flat coping. Included for group value.

Monument to Frederick Hardwicke, 15 metres north of west tower of Church of St. Edmund Grade II

Pedestal monument to Frederick Hardwicke. 1854 by M. Spark. Sandstone monument about 2.0 metres high. Square base supports rectangular pedestal with projecting pedimented top. Pedestal has an attached Tuscan colonette at each corner and is inscribed (with Gothic lettering and some scrollwork): IN MEMORY OF FREDERICK HARDWICKE (BOLTON), AGED 21 YEARS, SERJEANT IN THE VITH INNISKILLING DRAGOONS WHO FELL IN THE MEMORABLE CHARGE OF HEAVY CAVALRY AT BALAKLAVA ON THE 25TH. OF OCTOBER, MDCCCLIV. BELOVED BY ALL WHO KNEW HIM. Pedimented top has blank shield in tympanum.



Image taken from <https://www.northeastheritagelibrary.co.uk/post/my-family-history-phil-wilson> Where former Sedgefield MP Phil Wilson recalls his family research

4.0 PREVIOUS INSPECTIONS

This is the author's first inspection. But has access to the 2014 report produced by Mr Ian Ness, the former inspector.

5.0 SCOPE OF REPORT

- 1 This report is made from a visual inspection from ground level. The tower and boiler house were also inspected. Drainage was inspected from ground level only. No testing of the drainage installation has been undertaken. The report is restricted to the general condition of the building and its defects.

6.0 REPORT SUMMARY

Structure:

The building is stable, there is continuing decay to the masonry though they do not threaten the buildings stability. There has been significant damp over the centuries to the building and it is only in the latter part of the twentieth and the beginning of the twenty first that the building has had a chance to begin to dry out properly following 'remedial' damp treatments to aisle walls, and roof and rainwater goods repairs, so that the damp that one sees within the building is really historical now. The church aim to keep the heating on low to assist drying out. It will never ever be completely dry but it is trying to achieve a stability that is manageable.

Considering its antiquity it is surprising to see that there is very little in the way of cracking to the structure. There is an out of perpendicular column to the N arcade at the W but this is ancient. There is some slight cracking at the gables of both of the transepts but this is magnified by hard cement pointing and if it was in lime then lime would have eased and it wouldn't even be visible. There is also some minor cracking to the vestry around its N door and that is as a consequence of differential ground movement influenced by a subterranean basement.

The magnificent tower sits firmly on the ground and the only slight weakness is the thinness of the stair tower walls where the windows are on the south side, but nothing seems to be coming from that.

The ground outside is higher than the church floor. Perimeter rain channels at the base of the church walls have been excavated down and the floor level is lower than them in places. The building seems to be sat below the ground, so it will always have a problem with damp. The inside of the tower ground floor seems at least a metre below the external ground level.

Roofs:

The Westmoreland slate is still very serviceable. All the ridge bedding is satisfactory, as are the abutment flashings which remain in lead. There is the odd slipped slate and perhaps the occasional cracked one to attend to but cost of access is always the main issue and the work should be saved up until there is enough to make it worthwhile.

Rainwater Goods:

Cast-iron probably late Victorian, all appear fairly serviceable, perhaps some decoration beginning to be wanted in areas. The downpipes lead to gullies which in some cases aren't completely aligned. The gullies seem to be back inlet type that were for a smaller diameter previous rainwater downpipe system and that have been used for the present bigger downpipes, but sometimes the open shoes don't quite connect to the

gully. The gullies lead to soakaways at an indeterminate location and where there aren't gullies there is a perimeter drainage channel.

Water does not immediately go but percolates and after about three days it is all gone. The church live with that. To create a more efficient method of underground water disposal would be a considerable undertaking and by no means a guaranteed result. So the traditional upkeep of regularly inspected and properly maintained rainwater goods should be continued with diligent sweeping out of the perimeter drainage channel.

The boiler room sometimes floods with fifty millimetres of water or so and if it's more than that, is can be pumped out.

Walls:

Principally sandstone, random rubble with flush pointing which sometimes comes over the face of the stone, some of the stone is honeycombing and there are the occasional mixing in of magnesian limestone though there doesn't appear to be any reaction between the sandstone and limestone. There are a few areas of pointing required, some individual stones and panels of stone attention needed and also some wear on window tracery, which could take a lime mortar repair rather than a stone replacement at present.

Inside:

The Friends and PCC are to be commended on their upkeep of the building fabric and the maintenance of the good decorative appearance of the building despite its damp and chequered history of redecoration materials.

It is now warm, well-lit and provides excellent disabled access. Plans to produce a temporary floor at the crossing to remove the steps down to the crossing and then up to the chancel are being developed. If successful they may be the beginnings of a more permanent solution allied with improvements in heating distribution. And there is the beginnings of thoughts of reordering to make the building more inclusive.



Jan 2021. Drone image by Paul Heasman

7.0 CONDITION AND RECOMMENDATIONS

The following items are the observations made during the inspection. Below the item is a recommendation for work with a letter identifying its priority.

In section 8 the same priority items are re ordered into their priority categories.

A- Work requiring urgent attention, B- Within 1 year, C- Within 2 years, D- Within 5 Years, E- A possible improvement or item to note, M- Routine Maintenance or monitor/watching brief

7.1 SERVICES

- The log book was up to date and recorded the work done, including routine testing.

- **Water:** The service enters the building on the N E corner and serves the vestry and that is extended externally to the W sink in the tower.

Recommendation: None.

- **Foul drainage:** In N E corner underground to highway and there is a link to a waste gully from the tower.

Recommendation: None.

- **Surface water drainage:** There is no drainage system it is either to soakaway or to perimeter channels, these fill and drain after three days.

Recommendation: None.

- **Lightning conductor:** Four air terminals on the tower and two down tapes. Inspected in March 2020 and upgraded with a new earth rod.

Recommendation: Continue to carry out five yearly test and recommendations of the test report.

- **Electricity:** Three phased supply with fuses and meters at the N W corner of the organ chamber. Modern distribution board with MCB's. A second distribution board in the N W corner of the aisle which is rather full of wiring and there are plans by the Friends to cover this in an oak cupboard. Micc, Pyro, PVC wiring. All tested in 2016 with minimum repairs required and done.

Recommendation: none

- **Lighting:** Rewired in 2016 with new cable and LED fittings in previous light fitting position. Providing a good spread of light to the pews and a broad lighting to the features of the church.

The original oil lamps no longer used, feature on the S side of the church.

Recommendation: none.

- **Sound system:** New sound system installed in 2018 in N W of the chancel comprising lectern pulpit and two lapel mics and two on stands with two speakers above the tower meeting room and other speakers on the nave columns to the E. There is a hearing loop that does work though it is of questionable quality. CD player.

Recommendation: None.

- B **PAT:** Last tested in June 2019.

Recommendation: Carry out the annual test.

- **Heating:** New basement boiler fitted in 2011 onto the existing large diameter pipework that form the 'radiators'. There are also areas of modern panel radiators. More efficient than previously and the heating said to be reasonably effective Timers in vestry and boiler room.
It is run normally at thirteen degrees then lifted for services and whilst there is a cost to this, it has reduced the incidences for redecoration as it is drying out the building well and reducing the amount of salting or efflorescence that occurs. Last tested in 2019.

Floor ducts under fixed flags and cast-iron grille at crossing. Visible part of pipe under grille is well insulated which means no output where some was intended. Steel pipes and cast-iron column radiators at walls and in banks of four pipes at back of pews and just inside the nave arcades.

At the chancel, the wide space behind the panelling cornice hides twin heating pipes run all round to intercept cold down draughts from the glass which may be the only Chancel heating.

Recommendation: None.



- **Gas meter:** Within boiler house, smart meter fitted in 2019.

Recommendation: None.

- **Bells:** Seven bells of which the cracked tenor recorded as C15.
It is a ring of six of which four are dated 1707 and two are modern additions by Loughborough Foundry.
1707 oak frame retained, repaired and strengthened including treatment with 'Deepkill' insecticide and fungicide paste. The bells are regularly rung and recent repair work has been to replace the stays when they become broken and this is carried out by the church.

Recommendation: None.

- E **Clock:** By Potts of Leeds dated 1897 now wound electrically, in good case with drive rod up to the belfry and two dials. The old weight box is the route for the striking chime which currently isn't working.

Annual service 2020. The first strike is silence and quoting £2,500 for that repair and the church is seeking to raise funds for this and also the redecoration of the two dials.

Recommendation: carry out dial and chime restoration when funds allow

- **Organ:** Installed in 1708 in a gallery in the tower then moved to the W end of the N aisle, then into the present 1913 organ chamber where it was rebuilt as a cramped three manual and peddle organ of thirty four stops until redesigned and rebuilt in 1974 by John Jackson of Leeds retaining less than half of the pipework, now two manual and paddles, cleaned and repaired in 2007, in use and maintained every three months, last looked at in January 2020, the routine is going to be changed to six months. The case facing the chancel is very fine. Blower in vestry.

Details below from <https://www.npor.org.uk/NPORView.html?RI=D00124>

Builders

1913/14

[Nelson & Co](#) Durham

a substantially new organ with 34 stops, placed in a newly-built chamber on the north side of the chancel, but using some pipework from existing instrument; existing 18th century case retained, hanging in front of the arch through the chancel wall, with console sited below; see [N04216](#) for earlier survey;

1974

[John T. Jackson](#) Leeds

completely reconstructed and rebuilt using earlier Nelson instrument and some second hand material; much less pipework used to overcome cramped conditions; (no 18th century pipework retained);

Cases

Position **North Chancel chamber** Type **Architectural**
main case facing into Chancel

Recommendation: None.

- **Rainwater goods:** Inspected twice a year by a roofing company.

Recommendation: None.

7.2 GENERAL

- **Churchyard:** Is closed and the responsibility for maintenance lies with the Local Authority. They cut the grass and maintain the paths and trees. Note that there is a listed memorial within the grounds and the SW corner wall under their care, and suitable conservation methods are to be used when any work is to be done to them.

Recommendation: None.

- D **Trees:** A large number of mature trees subject to tree preservation orders. Last inspected two to three years ago. The trees on the S boundary are quite significantly sized and might be threatening the listed wall. The coniferous trees at the E end are darkening the area and could provide cover for intruders.

Recommendation: Approach LA and advise recommendations for attention.

- **Access for the Disabled:** The PCC has a resolution in place which addresses the requirements of the Discrimination Against Disabled Act. An access audit has been carried out by Christopher Downs a former inspector in December 2006.

Recommendation: None.

- **Wheelchair access:** Ramped access from the parking at the W leading to S porch which previously was stepped but now ramped down to the aisle floor level. Steps down to the nave from aisle level but there is an aisle ramp now to take you down to the nave floor level. There is a further ramp down to the vestry at the crossing. W.C in Vestry area has been adapted for disabled use.

Improvements to the floor level at the crossing would improve further disabled access to communion which is currently brought to the communicant. Wheelchair users, of which there are few, tend to remain within the nave aisle.

Recommendation: None.

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

Fire extinguishers noted:

Ringing Room – 9 ltr Water and 2 kg CO₂

First floor Tower room – 9 ltr Water

Nave W End – 9 ltr Water

N Aisle by entrance – 9 ltr Water

Nave E end – 9 ltr Water

Organ loft – 2kg CO2

Vestry – 6kg powder

Recommendation: None.

- **H & S policy:** Parish document produced in 2020.

Recommendation: None.

- **Insurance:** The church is insured by Ecclesiastical.

Recommendation: None.

- D Asbestos:** Not aware of any asbestos and the PCC are required to create an asbestos register.

Recommendation: The PCC should create an asbestos register.

- **Bats:** None reported.

Recommendation: None.

7.3 WORK SINCE LAST INSPECTION

Information from previous QI reports provided as a timeline of repairs:

Nave and aisles recovered with new slate in the 1960's and chancel N side in 1991, best reclaimed slates to recover the porch, leaving only the S chancel as aged.

Large parts of the exterior have been repaired and repointed over the last 55 years including stone repairs in 1989 and 1992 with grants from English Heritage.

Tower repointed in 1989. New access gantry to the tower roof and new lead to the tower roof in 1989.

Internal cracks remain to the stair tower but no apparent fresh movement since the bells were rehung in 1998.

Flat roofs of boiler room and w.c. covered in felt in 1992 – 98.

Works 1998 – 2005

Glass repairs and protection to windows.
Clock winding electrified.
Plaster repair and redecoration at W end of aisles and parts of transepts.
Main distribution board replaced by MCB's.
Failed light fittings changed to higher efficiency types.
Unstable headstones laid flat by Local Authority.

Works 2005 – 2020

2005-Meeting room servery added at the bottom of the tower.
Ramps formed for internal access and access w.c. added off vestry.
Heating pipe repairs by TW Steam of Durham.
Relifting and relaying floor flags over ducts in N aisles.
2007 churchyard paths and steps renewed.
Organ repairs.
2008 porch floor ramped for access.
Feb 2011 boiler replaced.
March 2011 stainless steel laid on S transept roof and organ roofs In place of lead stolen.
May 2011 S transept reordered including access ramp and aumbry introduced.
2019- N transept covered in terne coat stainless steel as a result of lead theft. There was water ingress which is not as bad as the S but is coming towards the end of its drying out.
Repair slates and flashings.
Clean boiler flat roof.
Check conditions of rainwater goods and gullies cleared.
Tower roof planting cut out at crenulation. Silt and plants from tower roof cleared.
Relocation of historic drawing of the Cosin screen framed and temporarily located in N aisle.
Lighting conductor tested.
S transept W side open joints pointed.
At N transept open joints repointed.
Porch doors painted.
Joinery repairs.
Replacement LED's of lighting system.

7.4 FABRIC INSPECTION

7.4.1 TOWER

TOWER INSIDE

C Tower Roof:



Leadwork is all sound, the flashings are pointed in well though on the N and S sides there is a little bit of a gap but they are not coming out there is just a bit of shrinkage on the mortar.

The crenelated parapet is sound, there is cramping to the moulded copings and some lamination to them but they are generally sound. In the S W corner there is an open joint as the coping meets the pinnacle.

The corner pinnacles are all sound, they look ok from the outside as well. They have air terminals and there is a coronal band inside the parapet wall which is also linked to the glass fibre flagpole.

The flashing solder is coming away at the pole lead joint so there may be a bit of water going down, we will have a look on the inside next. The stay cables are rusting, the shackles are generally ok, and the collar is a bit rusty. It all depends on the bolt whether that is good enough it looks ok and the ropes are fixed to the corners and there is some oil cloth on them just to try and keep the rust off.



There is a build-up of moss and grasses in the high point of the gutter in the S W corner and a little bit of litter in the gutters.

Also a hole in parapet stonework adjacent to the S E pinnacle.

There are plans to put safety bars between the merlons and that could be the opportunity to carry out the minor repointing and flashing works

Recommendation: carry out minor repointing and pole flashing works

- **Bell Chamber:**



- **Ceiling** – The roof is in good condition, there is no obvious leaks through it. Apart from some staining on the pole beam from leaking pole flashing.
- **Walls** – The walls are a bit patchy, the render is coming off but not significantly, there has been some repairs to the tops of the belfry openings on three sides, E is the one left undone and it's been parched up with a bit of mortar and looks ok. Some pockets in the wall from previous beams, odd bit of funny patching that isn't so good but it will do in here I think.
- **Floor** – The floor has got a mineral felt covering that seems ok, there is a bit of water that gets through.

General – The timber louvres are all good as is the mesh backing it so there are no birds in here. Access is exceptionally good to the roof space. There is a redundant clock weights cupboard in the corner and the room is quite tidy. The bell frame is timber 1770, the bells were rehung in 2000.

- **Recommendation:** none

M Stair Tower:



The walls are thin at the south and showing efflorescence, some crumbling, have been plastered in the past and replastering is probably wise though there could be some repairs at the window reveal at the window above the ringing room - just a tall rectangular on the S side. But this could all last past 5 years. Perhaps repair in 5-10 years.



Spiral stair with stone treads, the majority are reasonably good and those are either the originals or have been repaired with concrete toppings of variable quality and the top ones aren't as good as the lower ones.

It is the bottom eighth that has the worst of the walling and there is a crack at around about eight risers up in the wall which looks ancient. Not mentioned in last QI. Monitor the crack

Recommendation: Monitor the crack

D Ringing Room:



- **Ceiling** – Boarded out, looks ok.
- **Walls** – The walls are plastered with a fibre board dado running round it, in fair condition. The W window has a hole in the glazing,
- **Floor** – Carpeted floor a little bit worn now but serviceable.
- **General** - The room features the clock which is a Potts and Son, Leeds, 1897. The dial is rusting and loss of decorations. The Friends are fundraising to restore it.

Recommendation: repair glazing

D First Floor Tower Room:



This is a room generally used for storage, a disused space effectively. This is where the rainwater downpipe comes and exists through the S window which has got a couple of cracks in. The N window is a mixture of obscure in diamond panes.

- **Ceiling** – Joisted modern ceiling, it is ok, and it had to have three steel beams put in for the bell restoration and is generally ok.
- **Walls** – lime plastered and that is broken down in some places. In the middle of the wall on the W elevation the plaster surface suggests the hint of a flue or former boxing.
- **Floor** – The floor is dropping into the centre and a bell trap door which is in need of repair.
- **General** – There is some hoisting gear in the room and some old bell wheels and various bit of lumber that could do with clearing out.

Recommendation: sweep up and repair hatch

D Tower Meeting Room Attic:



This double height space has a meeting room at ground level and an open attic space above it. The following describes the attic space.

- **Ceiling** – Is boarded and in need of decoration.
- **Walls** – The walls are plastered and there is evidence of previous springing point for a stone vaulted roof and there are remnants of damp up at high level.
W window centre panel bottom part- the wire tie is coming away from the glazing and on two of the three windows, the bottom pointing has come away. Ironically the draught coming through it probably helps disperse the mechanical ventilated air from the room below.
- **Floor** – The ceiling of the meeting room below is overboarded and provides a storage space for large items such as ladders.

Recommendation: repair window

C Tower Meeting Room:

- A single storey room at the bottom of the tower, which is all reasonably serviceable, it has had some damp at its low walls in the past, and there are thoughts of updating fittings. Walls are generally ok though there is some slight damp showing.
- The door just catches the sill slightly. The frame is coming apart.



Recommendation: ease door, repair panelling

TOWER EXTERIOR

- Tower



East Elevation – Some pockets of erosion to the stonework mostly around the belfry window on the N side, clock dial below very rusty The dial is rusting and losing decoration (The Friends are fundraising to restore it), buttresses looking good as does the louvres and there has been a partial repair to the lancet top of the belfry.

- South Elevation –

There are a couple of small pockets of slight erosion but generally they walls are ok, as are the massive buttresses - some honeycombing to the bottom of the S W buttress.

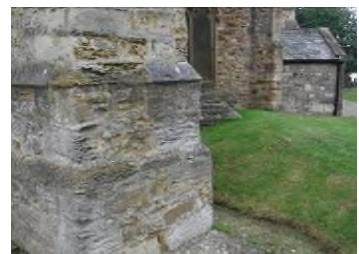
The stair tower has more erosion to the stonework. It is a thin wall construction at the windows and is breaking up a bit inside.



There are individual bits of erosion all the way up but the walling is generally sound apart from the bottom stage which is hollowing out quite a bit. There is a stone roof on the top of this, it will be interesting to know what that condition is like, and it wasn't obvious on the inside if there was any water coming through. Is it time to carry out repairs? It would probably last another 5-15 years but if there were other works planned and scaffold could be utilised then they could be brought forward.

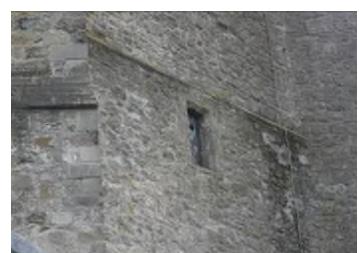
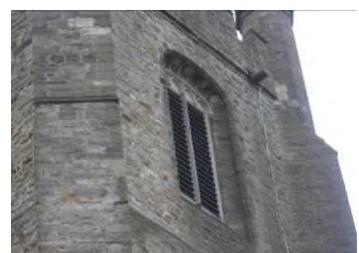


- **West Elevation –**



Quite a bit more honeycombing at high level particularly above the parapet string though it is not a major amount. The stonework either side of the belfry opening looks poor a bit like the E. Top dial below that same as E rusty, window below that has got a hole in it. Area of masonry below the window either side of it some hollowed out stonework there and there is also some hollowed out stonework above the segmental arch ground floor window which has a hole in the keystone and at the bottom of this window, the glass is rattling on the inside. Stonework below that course is generally ok. The N W buttress foot is broken up, not at all like the S one.

D North Elevation



A little bit mossy from the spitter overflow. The water drips and catches the first stage capping.



This elevation looks all fine apart from the lower part of the wall where there is some open joints, and most of the foundations are partially exposed.



Recommendation: consolidate the exposed foundation

7.4.2 ROOF COVERINGS



B Chancel:

Not easily seen from the ground but Westmoreland slating, I think a couple of slipped loose ones on the N side from the evidence from the tower roof. The roof is scissoring on the chancel gable, there is a bit of lead work just at the very end and I wonder if this is the cause of the damp inside, there might be a lead flashing which is backed up by mortar, which probably is the case because there is not much overhang on the water table. What are the watertable joints like? Abutment to the nave not able to be seen. Same story on the S side. The chancel flashings abutment to the nave is ok.



Recommendation: inspect chancel gable watertable and roof junction at eaves

- **South Transept:** This has been reroofed in recent years in stainless steel and from the tower roof it looks ok.

Recommendation: none

- **South Porch:** Roll top ridge ok apart from one which has a hole in, the bedding is ok. Slightly awkward slate repairs at the eaves on the E side, W side is ok and water table looks sound but a poor overhang

Recommendation: none



B **South Aisle:**

Slated roof looking patchy and some slates missing, has a lead abutment to the transept that looks ok. Abutment in lead to the stone water table on its gable.

Recommendation: replace missing slates



- **Nave:**



S side – ridge in lead – ridge in lead has had a repair in the past, slating generally looks ok, a couple have got a chip in closer to the tower and their abutment flashings in lead look sound. The one to the tower is hidden under a projecting stone moulding and there are instances reported under heavy weather when water

does penetrate. The eaves over the aisle are enclosed by chicken wire so it is not easy to see into the fascia and joists and stonework.

N side – there are a few irregular slates up at the ridge mostly at either ends of the roof, looks as though there has been some losses and some poor patching as well, and a few cracked within the body of the roof. Same flashing arrangement as the other side and the eaves protection which is lifting slightly up at the tower end.

Repair the slating when there is sufficient to warrant the work. They could be held off for the present

Recommendation: none

C North Aisle:

Same details as the S looking a little mossy on the top and there are plants growing in the water table at the W end.

Recommendation: remove plants

- **North Transept:**

Recent new recovered in terne coat stainless steel following theft of original lead, all looks ok.

Recommendation: none



- **Boiler Room:**

This has a mineral felt flat roof which has been swept up now and appears to be satisfactory.

Recommendation: none

- **Organ Loft:**

This has had a terne coat stainless steel roof at the same time as the S transept and all looks ok.

Recommendation: none



B Vestry:



Two roofs here made of angled ridge tiles and Westmoreland slating, now have been swept up and are looking clean and tidy, all of their abutment flashings look ok and the valley flashings too, there is one slate missing on the E slope of the vestry.

Disabled W.C.

Mineral felt flat roof over this looks a little ancient now, worthwhile checking its condition, this seems to be a good access point for getting onto the roofs, though there is no intruder damage to the tiles it seems, all of the flashing in place.

Recommendation: replace missing slate, inspect disabled wc felt condition

7.4.3 RAINWATER GOODS

- B Rainwater goods:** The following identify individual defects. The general recommendations are:

Recommendation: check the gutters and downpipes in rain, blocked boiler room pipe, ensure downpipes water goes into gullies

Tower:

There are two high level lead lined stone spitters. The S looks to be no longer in use- as there is an internal pipe that exits at the store room stage window.

The N is causing algae to the stonework.



Chancel:



Half round gutters to box hoppers and downpipes, decoration fading on the guttering, some moss on the collar on the N side. Two downpipes on the S side look ok they go into glazed terracotta gullies they look as if they previously went down as a back inlet but now they have got open shoes so you can see if they are running or not, they don't quite catch the gullies.



South Transept:

E side has two downpipes from the parapet gutters which has lead overflow, wriggling a bit down the wall but sound enough and they discharge into an open channel with some rust appearing on them now.



Same set up as on the W side, collars have been cemented up which shouldn't have been done as they are best lead wedged and left open but they all look serviceable.



South Aisle:

Half round gutter looking a bit green in places but looking serviceable.

Porch:

Half round cast iron gutters and downpipes on both sides look fine, but paint decoration breaking down a bit, looks as if they were painted brown in the past.

Nave: Both sides do not have gutters they discharge onto the aisle roofs and the drip looks adequate.

North Aisle: Same set-up at the S aisle, looking a little more in need of decoration at the gutter brackets here.

North Transept: W side same arrangement as the S transept, looking slightly rusty on the eared fixings.

N side has large diameter downpipe terminating in plastic right at the very bottom which looks a bit ugly and discharges into a drainage channel that it just simply percolates from, which is just about ok.



Boiler Room: This discharges into the downpipe via a small pipe through the parapet and the vestry is made up of half round again with a downpipe, the downpipe looks to be blocked at the collar as there is water coming through the joint. The gully below it has water inside it but this percolates away after three days.



Vestry: The remaining vestry and disabled w.c. guttering is ok, though the disabled w.c. is a little bit adrift of the drip off the roof and it could have been set a little bit higher but it will do.



7.4.4 WALLS

- Chancel:



North – Random walling looks ok, relieving brick arch over window is sound.



Earlier image, date unknown. Compare erosion on S buttresses

East – Water table looking gnarled. The walling is sound but there is some honeycomb to it, particularly the reveal of the window which has been patched up with cement in the past. The buttresses on either side are honeycombing but they are structurally intact, they are more eroded on the S side. Comparison with the historical picture suggests the decline is slow.



South – The walling here is a lot cleaner, it has some very modest relieving brick arches, generally sound. The buttressing midway along the wall is ok, couple of honeycomb stones but sound enough, and there is a gully to the bottom of the wall that looks generally ok. Some erosion to the revealed end of perhaps the former chancel arrangement, just at the junction of the transept and that stonework is eroding away, not badly though.

Recommendation: none

C South Transept:

East – Ashlar parapet ok, walling generally sound apart from a bit of erosion at the N junction to the chancel, crack forming on the S most lancet head and showing also at the sill as if it's dropping as the S end, not evident inside.



South – Slight open jointing to the parapet from the missing cross stump to the apex of the window, stonework is random and eroded, the crack also comes down the window almost down to the ground, there are a couple of areas of erosion of the pointing. The buttresses are good enough though there are a couple of eroded stones to them and some pointing coming out.



West – Generally fair condition but there is some deeper erosion just over the aisle roof, around the middle and higher level where weaker stones have been used just below the parapet, also a couple of stones just above the buttress and also by the terracotta air grate where there is brickwork mashed in, a bit of a mess.



Recommendation: Repair high level W walling and isolated stones



C South Aisle:

South – Quite heavy mortaring over the stonework but all looking pretty good, the relieving arch stonework over the lancets have eroded a bit in the middle but good enough, a couple of isolated stones amongst that, which are poor but they can live on as they are. The buttress is fairly stout and a bit of honeycombing but generally ok.

West – Quite bad erosion to the junction to the tower above the window, the water table looks a bit rickety as well, I think water is getting through that, also another area just to the right of the window looks pretty poor and a few

other isolated stone down below it. The buttress has also got some erosion to the stonework and the top needs probably rebuilding.

Recommendation: Repair high level W walling and isolated stones, rebuild buttress top



C

Porch:

West – No overhang to the water table, peculiarly, some slight movement at the eaves and some open jointing by the guttering fixing on the W side and here the walling is all fine.

South – The water table doesn't project. Slight movement to the arch stonework above it, the arch stonework itself is a bit thin. At lower level there are a couple of stones just at the base of the jamb opening, they are a bit rocky and made up of bits that need replacing.

W – OK.



Recommendation: W- replace missing pointing, S- replace door jamb stones at low level at both sides,

C **North Aisle:**

West – Erosion at high level to the right of the window, ironically matching what you see on the S aisle. Water table looks good here, couple of eroded stones at the bottom left of the window.

North – Walling here is all generally sound. Three buttresses along the length of the wall all look ok. Angled buttress to the N W corner has some honeycomb but ok.



Recommendation: Repair high level W walling and isolated stones

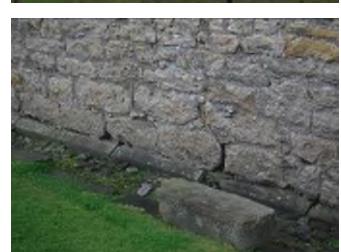
C **North Transept:**

West- Not as finished a parapet as it is on the N side but still ashlar, slightly nibbled on the roll top moulding but ok. Walling itself is generally good.

North – Projecting raking parapet, stone cross lost its top, walling has honeycombing slight damp showing it seems, on the N E corner where there is some yellowy salty stones. The bottom courses has open joints to the sole course and honeycombing to the buttresses.



West – Same parapet as the other side, walling a bit more eroded here, has some long stones in, not seen anywhere else, very grey, one area below the window to the right of it has one big hole in it and some eroded stones. Previous damp on green walls by downpipe still evident and ferns are growing, questioning whether this downpipe is running properly or not, it goes into the gutter properly.



Recommendation: N repoint open joints at low level, Repair hole at W and clean up green stonework

M Organ Loft:

North – Good water table walling in snecked ashlar slight hint of open joint in the middle of the wall above the window, but nothing here, a repoint would be good but it is not needed just yet. Slight open joints just down by the downpipe.

East – Not visible so needs checking. There is a chimney or a flue coming up here and not easy to see whether it needs a flue terminal in it.

Recommendation: inspect E side

- **Boiler Room:**

Some open jointing but is ok.

Recommendation: none



C Vestry:

North – Apex water table ok, some movement to the snecked walling particularly by the doorway, it will be because there is a basement beneath it. Looks old. Repointing will show further movement

East – Same gable arrangement fair condition.

Recommendation: repoint N doorway walling



C Disabled W.C.

OK apart from hole in wall from previous waste that needs filling.

Recommendation: fill waste hole

7.4.5 WINDOWS AND DOOR OPENINGS

C Chancel:

North – Two light with quatrefoil modern ashlar all looks ok, polycarbonate has had staining to it which could do with cleaning.

East – Five light with decorated tracery, sill joint identified in last QI still open, polycarbonate is ok though there is some cobwebs behind it. The reveal is rendered with cement over the honeycombed stonework and I don't know that it ever needed it in the first place and now it looks worse so might it be all removed? I think its intention was to match the ashlar look of the mullion work.

South – Three double lights with tracery heads and hood moulding all in good condition, the polycarbonate looks a little yellowing now and there is dust behind it.



At the E end a blocked doorway who's reveals are eroded but relatively sound and there is a rounded arch door to the W of it, looks in fair condition, doesn't look as if it is used, door joinery is ok, a little bit of rot at the bottom of the door, a patch repair in mortar over the left hand jamb.

Recommendation: repoint E sill, assess cement covering of E mullion and jambs, repair S door

C South Transept:



Two, three light perpendicular style windows with cusped tracery. Has had reveal stone repairs which has left them now in good condition, there is still erosion to the reveals and original stonework, which is now filling the bottom of the windows protection with sand. The previous QI identifies the rate of erosion as slow and this appears to be the same condition now.



South – Five light window of the same style as the E, bottom mullions have been replaced in none matching stone, there is some erosion to the reveal on the W side and open joint to the top of the window.

Recommendation: remove sand from E window, point up open top joint on S

C South Aisle:



Two, two light windows, slightly different pattern in the apex with hood moulds and head sculpture label stops, look in good condition, though the polycarbonate is managing to contain quite a few cobwebs. E window decaying a bit at the tracery where there is a big open joint, probably just needs those joints attending to.

Single lancet to the W of the porch reveals are generally sound apart from erosion at the bottom and the head has been cut down from a double in the past, with its quatrefoil now roughly infilled.

West – Twin lights with cusped masonry, some surface decay at the reveals, the apex of the arch is much eroded now, it has lost its crust it has had some mortar buttered on just to try help it. The N label stop has an open joint behind it and this could do with a repair, the sill is ok.

Recommendation: repoint E tracery, repair W label stop and consider removing and repairing past cement mortar repairs

C Porch:

The rebated arch and reveals are weathered as seen in the last QI and they don't provide any draught proofing to the doors, because there is no fit of the doors to the rebate, the doors themselves are boarded with heavy hinges, decorative only because the doors are hung on pintle hinges. Cracking at the board joints so a bit of decoration would help. Stone weathered at the foot of the reveals.

Recommendation: redecorate door, repair reveal stonework



C Tower:

South – Single rectangular window, leaded diaper pattern, clear, cracked glass unprotected. Old crack to lintel but looks sturdy. Stair tower has seven rudimentary generally rectangular windows apart from one circular light to it, there is protection at the lower level but the ones above are not though. Glass seems ok to them all.

West – Below the clock, rectangular leaded diaper pattern, clear, with a hole in one of the panes.



Below that three light segmental arch whose masonry appears to be all sound apart from some slight wear and open joint at the hood mould and the apex inner arch, also the sill joint is slightly open.

North – Rectangular window as the S but this one has a pane missing.

Recommendation: repair broken glass to S & W rectangular windows. Point up W 3 light arch, hoodmould and sill



C North Aisle:



West – More eroded than its S counterpart and there is a ledge forming right up at the apex above the cinquefoil that needs a sloping mortar infill, the reveals are also eroding quite a bit, one edge of the cill is broken away.



North – Pair of twin lights matching the same as the S side and these are in slightly better condition to them, there is some slight erosion to the jamb stones just above the cills but they will do, this decay is quite slow.



N door nail head lancet pointed hood mould, no label stops at all and quite a lot of erosion to the hood mould, as there is also honeycombing to the stonework jambs. The cill is a rather made up affair of bits. The door within is not used, it has been drilled for ventilation and paint is beginning to break down on it.

Recommendation: W- plastic repair to apex and cill, restore cill stonework, redecorate door

C **North Transept:**



West – Three light window. The S side apex of the arch is badly formed and the infill within the lancets is breaking down. There is some erosion to the

stonework where we can see some white stone in here that's no doubt magnesian limestone mixing with the sandstone but there is no reaction between the stones it seems. Slight fracturing of the mullions by the polycarbonate fixings, I think possibly these are beginning to go.

Door 19th century doorway with boarded door which has some rot at the bottom of the door and the door frame at the bottom needs pointing in better into the stonework.

North – Five light window same as the S transept, some erosion to the hood mould which has split in places and the reveal is eroded slightly but considering its antiquity it is in very good condition, the jambs look as if they are more modern but they are eroding slightly they are dusting a bit, the transoms and tracery look ok and there have been replacement at the sill, the bottom four have been replaced, both outboard sill elements are breaking down, but no action required.

East – Three light window with some erosion to the reveal and it's had the mullion bottoms replaced and also the apex has had some work to it, in fair condition.

Recommendation: repair W arch and infill, repair bottom of door,

- **Organ Loft:**

Two light square headed ashlar opening slight erosion to the W side where wind is no doubt scouring but generally fine, power comes in at this point.

Recommendation: none

C Boiler Room:

Square headed twin light window infilled with lexan obscure sheeting. Boiler door poor condition, needs some redecoration.

Recommendation: redecorate door

C **Vestry:**



North – Four light cusped pointed arched heads in ashlar fairly good condition, slight open joint at the cill, one joint is wider than the other. Below this door is a shouldered linteled, the lintel has just drifted slightly or rather the doorway the W side of the door has dropped slightly. Door within it is in fair condition, could do with decoration.

East – Three light window same design as the N though a little wider, slight open joint on the cill and mullion otherwise ok.

Recommendation: repoint E cill and mullion, repoint N cill, redecorate door,

Disabled W.C.

Two light rectangular in square lintel head with obscure glass and security bars behind it, looks ok.

Recommendation: none



7.4.6 EXTERNALS

D South Boundary:



High stone wall in good order but regrettably smeared cement pointed so it is very hard, some areas are in lime but the majority cement, it is all reasonably stable. One large Sycamore close to the S W corner, is it beginning to influence the wall? The other trees are of significant size.



Within the graveyard which is laid to grass quite a few ancient and standing memorials some laid flat, circulation is in natural stone paving undulates slightly and a little bit grassy in the joints but all reasonably serviceable. The grounds are kept very well, it is all very neat and tidy.

Recommendation: Approach LA and advise recommendations for attention.

C **West Boundary:**



This comprises the War Memorial and lychgate. The lychgate lead missing on a couple of the hips and some graffiti to the inside, all of the timber joinery is reasonably fair, some slates missing.

War Memorial looks ok, walling on this elevation is stonework with a moulded capping that looks ok, it has got low bushes beneath it and all seems in good order. One area of eroded stone to the N of the Memorial- with cracking.

Recommendation: repair lychgate roof leadwork and slating, remove graffiti, repair wall to N of memorial.

- **North Boundary:**



There is no boundary here, the graveyard which is raised to the pavement is grass that is banked down.

Recommendation: none

- **East Boundary:**



There is a collection of shops built up against it, they all seem recently renovated and are reasonably tidy, a mixture of stonework with brick dressings looks like it goes onto a stone wall

Recommendation: none

7.4.7 INTERIOR

- **Roof Timbers:**

Nave:



Nave – Tall trusses with arched braces and scissors ties to the apex with purlins, deep rafters and boarding, no evidence of staining, slight markings of cobwebs at some points on the trusses.

Aisles – Simples angle trusses on to timber corbels looks as if they have been modified where they hit a window opening, they support a purlin which in turn holds up the rafters and the boarding which is no doubt sarking boarding. Staining to the general width of the S and at the N it is more to the ends and there is also some modern panelling up at the apex in the N W corner.



North Transept – Original exposed heavy timber angled trusses, supporting purlins and sarking boarding. This roof now has a stainless steel roof above it

and at the time of the repairs a timber inspection was carried out and all was ok. The staining is from former leaks.



South Transept – This has a diagonally ribbed and boarded ceiling looks quite modern and this is blemish free.



Chancel – Six heavy horizontal trusses supporting purlins, wide rafters and in some cases wide boarding, markings appear to be in the N W corner.

Porch – Is a plastered flat roof with no markings on.

Meeting Room – Has plasterboard ceiling where board joints are visible.

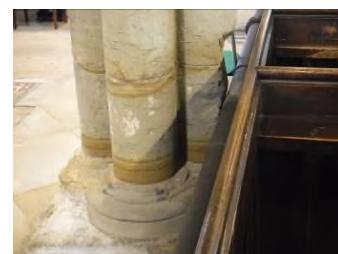
Organ – Hidden from view by tarpauling, suspended from below it.

Vestry – Has a wagon boarded roof with exposed ribs, joints are showing but there is no marking.

W.C. – Flat plaster ceiling with some marks where the extractor vents are.

Recommendation: none

- Chancel Arch, Arcades, Masonry:



Tower arch: See entry in Tower section

Arcades – Are a combination of four shafts with capitals and ring mouldings and towards the W end; a square column with two circular columns either side, they are attached at with single shaft responds at both ends, the W is rather worn, they have square bases which seems to have been much messed about with and there are salts to them.

They have been repairs with mixed results. S arcade suggested in the last QI to take some more repairs, but I think it is best left until the building really settles down after its last ten to twenty years or so of water effecting it.

There is evidence of colour to the capitals, it looks like blue, there is also red to the columns and all of the arcades show no evidence of cracking,



The N side is slightly out of perpendicular particularly at the W end but there is no evidence of distress, all of the arcade stones are sound, there is the odd minor open joint but they don't need attention presently.

The earlier arcades have nailhead moulding, the later ones that form the crossing do not and their capitals are simply mouldings rather than stylistically forms or faces and animals. Also the columns have been cut through and chipped to fit former pews and heating pipes and other adjustments in the past.



There are arches between the two transepts though they are of different styles and whilst they were alleged to have been built at the same time they are different in that the capitals are higher on the S but they line up with the arcade but are lower on the N and also the column doesn't quite come into the arcade correctly and so it has a shoulder to it. More evidence of previous lime wash on the S.

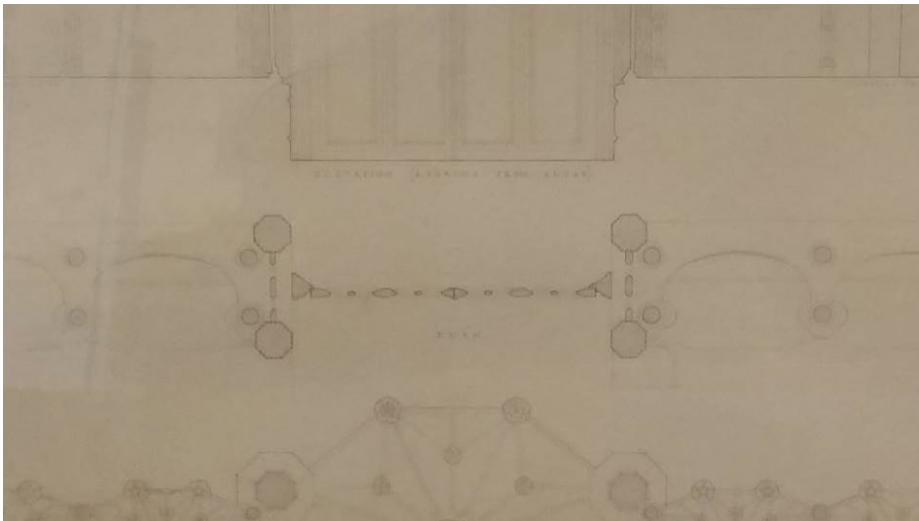
Recommendation: none

C Partitions, Doors, Panelling, Screens:



Chancel – Has significant Cosin panelling in excellent condition and all appears intact. The whole chancel is lined with misericord seating and panelling and also a significant reredos





There is a measured drawing in the north aisle, now framed, it is a photocopy. The original was conserved and kept by Durham County Archive.

Aisles – Have dado panelling, has this been put back on top of the damp proofing repairs?

North Transept – Has nice Victorian dado panelling in oak.

Porch Inner Door – It fills the whole arch opening but has a wicket gate which all operates ok.

Meeting Room – Which is made of oak panelling, partially glazed with three light door opening which can all open, the door just catches slightly. Some opening up of joints

Organ Chamber – The entrance has a classical detailed oak fluted Tuscan pilaster partition with shouldered doorway architrave in good condition, some slight knocks to it but it will do.

Vestry – Heavy boarded door with graining decoration and a modern flush panelled door for the W.C.

Recommendation: ease meeting room doors, repair panelling

D Plaster, Decoration:

The church suffers from long term damp ingress and incompatible decoration (it is alleged that in the sixties the free offer of decoration from unskilled labour probably produced walls decorated in house paint which have then caused the lack of breathing and thus old paint on top begin to bubble). The church have a long term maintenance plan to manage salting and redecoration.

Tower- some loss of decoration at the north side above the meeting room



Chancel – Damage at E corner previously noted remains and though this is thought to be fairly ancient now, of greater concern is new plaster falling from the N E up at high level and there are current plans to investigate this as part of an external examination. There will be a need for future plaster reinstatement and decoration.

The side walls are all fine as is the arch work above.



Organ Chamber – The arch into the transept on the N side shows the salts that was last reported in the QI and also the wall above the electrical distribution board is losing its lime wash coating and also at low level by the fire extinguisher, it is highly likely that this along with other damp patches are residual damp from previous water ingress and the church is in the process of drying out.

Vestry – Is all ok.

North Transept – Slight loss of decoration to the plaster surface from water ingress at the time of the lead theft a couple of years ago.

South Transept – This has historically had a poor finish particularly on the W wall and the Friends just continually scrape it back and decorate as and when it is required.



South Aisle – Has efflorescence above the newton lath remedial dado work. The N side is better. Up at the W end of the aisles where the air is often stiller there is damp showing at the S side and there obviously has been some repairs on the N side, also just at that junction by the arcade is some big bumps of masonry up at eye level, I am not sure what that it.

Recommendation: Chancel- replaster and decorate

Ventilation:

A few disused hoppers in the glazing. Permanent louvres and air bricks at high level in W.C.

Fan extract over meeting room servery discharges through ceiling to the church via the base of the tower so limited purpose and perhaps some noise.

At S transept E wall, the void behind a low level external iron vent (decayed so the hole is open) seems to drop to floor level. Similar air brick as W wall. Neither appear inside so the vents must be blocked or pass into a subfloor void only.

Another cast-iron grille under parapet at N end of the E wall does not appear inside.



At N aisle mesh over an apparent external vent stone W of the door, not appearing through the dado inside.

Recommendation: none

E Glazing: Based on the former inspectors list with some updating. The defects haven't much changed other than the discovery of loose W tower window over meeting room.

East – By Evetts, creamy (clear with pronounced texture) white with lively leading, probably intended to allow partial sight of the trees outside. Sound but dirty and the protection clouded so less transparent than intended.

South Chancel – Three two light windows all diaper leaded white cast glass with iron hoppers and some different replacements, sound. N chancel same but dirty.

South Transept East – Two, two light windows all diaper leaded white cast glass with borders and some different replacements, sound but dirty.

South Transept South — Five light highly coloured painted glass,

Parrington memorial 1875, good condition, some dirt inside.

South Aisle East — Two light Ord memorial 1860, some buckling due to lead pattern.

South Aisle mid — Two light diaper leaded pattern of pale colours, sound. Disused vent.

South Aisle West — Lancet diaper leaded pattern of pale colours, sound but dirty.

South Aisle West gable — Two light diaper leaded mixed pale colours, sound but dirty.

West — Three light 1864 dedicated to the parish clergy. Loose bottom glass. Some dirt.

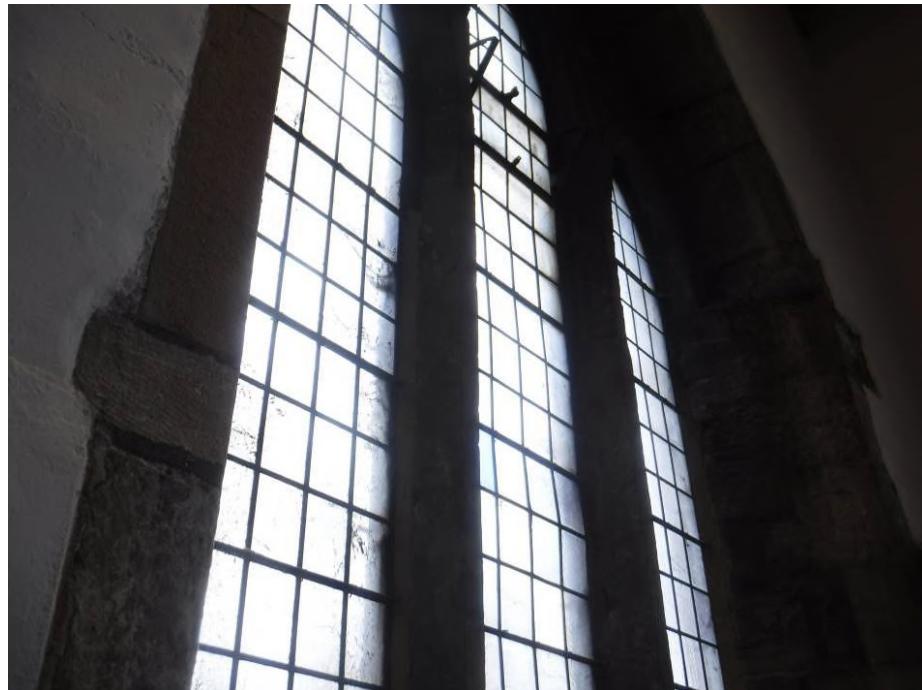
North Aisle West gable — Two light diaper leaded mixed pale colours, sound but very dirty. Loose middle bottom at ties, some pointing required.

North Aisle mid — Two light leaded stained glass, good painting, Cill eroding Linwood Strong memorial sound.

North Aisle East — Two light leaded stained glass, good painting, Cill eroding Linwood Strong retirement sound.

North Transept — Two three light at E and W and one five light window at N, all cast white quarries with random leads in N window tracery, iron hoppers, sound but very dirty, some rattle of loose glazing cement in the leads. W is buckling.

Organ, vestry, W.C. — All diaper leaded white cast glass, sound. Dirt especially in vestry.

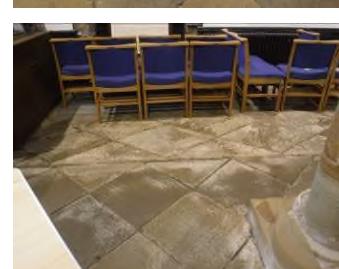
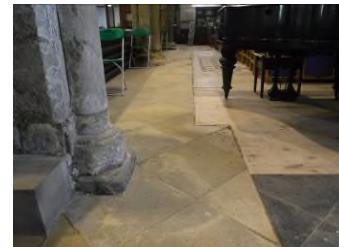
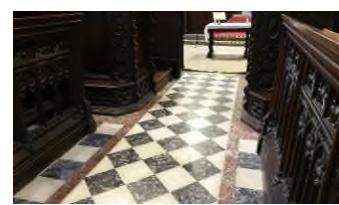


All glass except upper tower windows protected with good ventilate polycarbonate with joints aligned to saddle bars. Widespread clouding by

light and dirt in voids, except mainly the S windows in transept and aisle.
Fixings at tracery of both aisle W gable lights poor due to stone decay.

Recommendation: clean glass and or protection, renew protection, make repairs to buckling or loose glass

D Floors, Rails:



Sanctuary – White, red and black marble tiles and steps, part carpeted. Fair but parts cracked where base out of level, perhaps slight heave. Communion steps are good sandstone, parts of pointing missing.

Massive balustraded oak communion rail with sliding brass tube- middle stiff in action.

Choir – Marble tiles, very minor damage but good overall. Huge black ledger stones good, including one on N side covered by convector heater. Sound softwood platforms at back choir benches. One step higher than the crossing in the E nave bay.



Nave and Aisles – Raised two steps above crossing level, lifted to improve gravity heating circulation but that is uncertain. Nave and Aisle passages and E and W crossings all good sandstone diaper flags. Mainly sound but some ragged edges and out of level. Decayed edge against area of lozenge shaped flags by N Aisle door. Some decay close to font is a slight risk in a busy area.

Flush boards at remaining seating in aisles (but boards at N slightly lower than the flagged passage). Boards sound hollow and seem sound despite the lack of subfloor ventilation.

New matching flags at new landing and ramped entry. Square steps. New stone base around font. Good order. Good modern iron handrails at internal ramp from entry door. None at ramp in N Transept to vestry and W.C.



S Transept – Cleared, old pew platforms sanded and the passage between filled to match and raised to make a level softwood chapel floor with batten skirt. Good condition.

N Transept – Hardwood herringbone blocks good. Organ and vestry softwood blocks similar but random patches of loose and some worn blocks.

Meeting Room, W.C. – Fitted carpet. Good non-slip vinyl sheet in W.C.

Recommendation: Nave and Aisles- selected repoint and mortar repair in lime of hollows and ledges where paving may cause a trip hazard. N Transept- fix down loose blocks

- **Reredos, Monuments, Brasses, Furnishings, Organ:**

Chancel – Eight good marble monuments, good condition but some dirt. Complete reredos and wall panelling in dark carved oak, very high quality and good condition. Fixed well forward of the walls so protected and protecting from damp. Similar chancel screen, carved altar, choir stalls and two six person box 'stalls' against the chancel screen, all in good condition.



Altar – Carved pulpit and lectern (Bishop fingers missing). Cast-iron handrail at pulpit not firm. A box pew by the pulpit full of sound equipment.



South Transept – Effigies in recesses at gable. He ruinous, she decaying. Two good brasses and a modern embroidered hanging. Chapel in S Transept now has red upholstered beech chairs.



Pews - Pew backs too vertical for good comfort.



Nave – Dark stained softwood pews with cushions in nave.



Aisles – Front of S aisle where different style and rather battered. Pew backs too vertical for good comfort.



In N aisle modern blue upholstered beech chairs and more comfortable oak pews with carved front desk. Stacked metal chairs.

Meeting Room – Modern tables, chairs and kitchen fittings.

Organ – see entry above.



Font - Fluted carved octagonal bowl font with heraldry on Frosterley marble base. Bowl thought to be C18 (or earlier bowl recut C18) and shaft and base thought to be older.

Recommendation: none

B Boiler Room:



- **Ceiling** – Concrete shuttered ceiling looks ok.
- **Walls** – The walls are stock brickwork and they are damp particularly at low level on the N side, some spalling to it but they are serviceable enough.
- **Floor** – The floor is concrete and often under water, normally it is left to percolate, if it is bad this can be pumped out.
- **General** – The room contains the Ideal Harrier GTS (GT330) gas fired boiler, it doesn't have a mag clean, it's got a Hanson DAB pump and a burner on it. There is some white material to the side of it, question if there is asbestos to that.
- Room also contains the gas meter and the control panel for the external floodlighting. The room has some lumber in it which could do with clearing out. The glazing has been kicked in and is over covered by polycarbonate on the inside and there is some leaves and cobwebs. The door decoration has broken down now and the metal grille is rusting and breaking up.

Recommendation: reconsider security, check for asbestos, clear out lumber

8.0 PRIORITIES

The following order of priority sets out the relative urgency of foreseeable repairs over the next 5 years. It is not a definitive programme of work and subject to funding, items further down the list could be brought forward if desired. They are priced individually but savings can be made by grouping the works and taking advantage of scaffold for other works. Scaffold costs are not included in the following costs.

A- Work requiring urgent attention, B- Within 1 year, C- Within 2 years, D- Within 5 Years, E- A possible improvement or item, to note, M- Routine Maintenance or monitor/watching brief

Priority	Location and Scope	£
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A - URGENT -none

B- WITHIN 1 YEAR

B	PAT: Carry out the annual test.	-
B	Chancel: 1. inspect chancel gable watertable and roof junction at eaves.	1. 500
	2. repair budget	2. 5,000
B	South Aisle: replace missing slates	250
B	Vestry: replace missing slate, inspect disabled wc felt condition	150
B	Boiler Room: reconsider security, check for asbestos, clear out lumber	500
B	Rainwater goods: check the gutters and downpipes in rain, blocked boiler room pipe, ensure downpipes water goes into gullies	250

C- WITHIN 2 YEARS

C	Tower Roof: carry out minor repointing and pole flashing works	500
C	Tower Meeting Room: ease door, repair panelling	150
C	North Aisle: remove plants	75
C	South Transept: Repair high level W walling and isolated stones	1,000
C	South Aisle: Repair high level W walling and isolated stones, rebuild buttress top	1,500
C	North Aisle: Repair high level W walling and isolated stones	1,500
C	North Transept: N repoint open joints at low level, Repair hole at W and clean up green stonework	500
C	Vestry: repoint N doorway walling	200
C	Disabled W.C. fill waste hole	100
C	Chancel: repoint E sill, assess cement covering of E mullion and jambs, repair S door	250

C	South Transept: remove sand from E window, point up open top joint on S	150
C	South Aisle: repoint E tracery, repair W label stop and consider removing and repairing past cement mortar repairs	750
C	Porch: redecorate door, repair reveal stonework	750
C	Tower: repair broken glass to S & W rectangular windows. Point up W 3 light arch, hoodmould and cill	500
C	North Aisle: W- plastic repair to apex and cill, restore cill stonework, redecorate door	500
C	North Transept: repair W arch and infill, repair bottom of door,	500
C	Boiler Room: redecorate door	100
C	Vestry: repoint E cill and mullion, repoint N cill, redecorate door,	250
C	West Boundary: repair lychgate roof leadwork and slating, remove graffiti, repair wall to N of memorial.	1,500
C	Partitions, Doors, Panelling, Screens: ease meeting room doors, repair panelling	500

D- WITHIN 5 YEARS

D	Trees: Approach LA and advise recommendations for attention.	-
D	Asbestos: The PCC should create an asbestos register. Check boiler room	250
D	Ringing Room: repair glazing	100
D	First Floor Tower Room: sweep up and repair hatch	250
D	Tower Meeting Room Attic: repair window	100
D	Tower North Elevation consolidate the exposed foundation	750
D	South Boundary: Approach LA and advise recommendations for attention.	-
D	Plaster, Decoration: Chancel- replaster and decorate	3,000
D	Floors, Rails: Nave and Aisles- selected repoint and mortar repair in lime of hollows and ledges where paving may cause a trip hazard. N Transept- fix down loose blocks	250

E- IMPROVEMENT/NOTE

E	Clock:	-
	carry out dial and chime restoration when funds allow	
E	Glazing: clean glass and or protection, renew protection, make repairs to buckling or loose glass	-

M- MAINTENANCE/ MONITOR

M	Stair Tower: Monitor the crack	-
M	Organ Loft: inspect E side	-



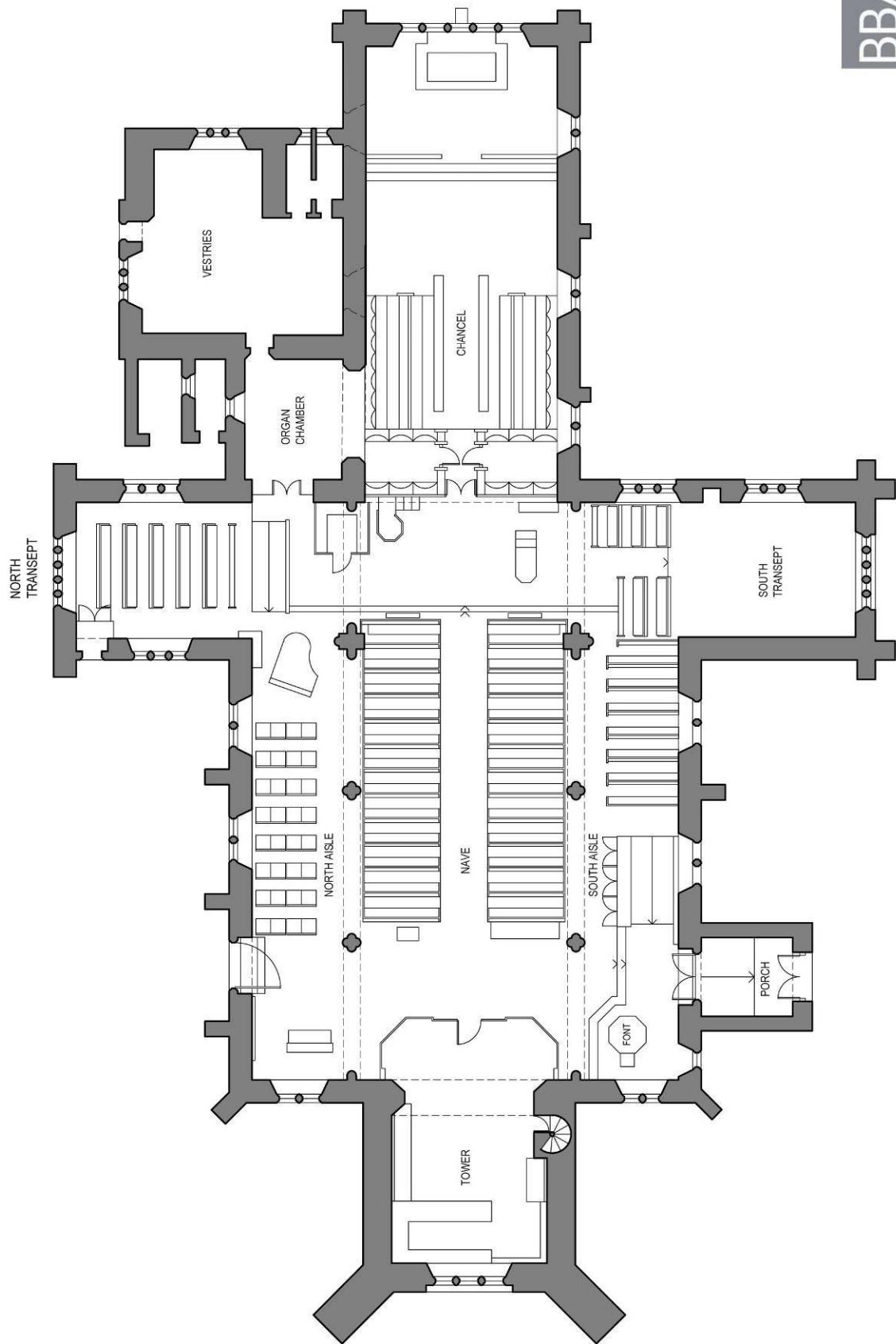
APPENDICES

Church Plans

Explanatory Notes

Guide to Routine Maintenance & Inspection of Church Property

CHURCH PLAN



BBA

Beaumont
Brown
Architects LLP

SEDGFIELD ST. EDMUND
INTERNAL RE-ORDER

EXISTING

1:200 @ A4

EXPLANATORY NOTES

- A Any electrical installation should be tested at least every quinquennium by a registered NICEIC electrician, and a resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the church log book. This present report is based upon a visual inspection of the main switchboard and of certain sections of the wiring selected at random, without the use of instruments.
- B Any lightning conductor should be tested every quinquennium in accordance with the current British Standard by a competent engineer, and the record of the test results and conditions should be kept with the church log book.
- C A proper examination and test should be made of the heating apparatus by a qualified engineer, each summer before the heating season begins.
- D A minimum of 2 water type fire extinguishers (sited adjacent to each exit) should be provided plus additional special extinguishers for the organ and boiler house, as detailed below.

Large churches will require more extinguishers. As a general rule of thumb, one water extinguisher should be provided for every 250 square metres of floor area.

Summary:

Location	Type of Extinguisher
General area	Water
Organ	CO ²
Boiler House	
Solid fuel boiler	Water
Gas fired boiler	Dry powder
Oil fired boiler	Foam (or dry powder if electricity supply to boiler room cannot easily be isolated)

All extinguishers should be inspected annually by a competent engineer to ensure they are in good working order.

Further advice can be obtained from the fire prevention officer of the local fire brigade and from your insurers.

- E This is a summary report only, as it is required by the Inspection of Churches Measure; it is not a specification for the execution of the work and must not be used as such.

The professional advisor is willing to advise the PCC on implementing the recommendations and will if so requested prepare a specification, seek tenders and oversee the repairs.

- F Although the measure requires the church to be inspected every 5 years, it should be realized that serious trouble may develop in between these surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 to make an annual inspection of the fabric and furnishings of the church, and to prepare a report for consideration by the meeting of the PCC before the Annual Parochial Church Meeting. This then must be presented with any amendments made by the PCC, to the Annual Parochial Church Meeting. **The PCC are strongly advised to enter into contract with a local builder for the cleaning out of gutters and downpipes twice a year.**

Further guidance on the inspection and the statutory responsibilities are contained in *How to Look After Your Church*. *The Churchwarden's Year* gives general guidance on routine inspections and housekeeping, and general guidance on cleaning is given in *Handle with Prayer*, both published for the CCC by Church House Publishing.

- G The PCC are reminded that insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the insurance company to ensure that insurance cover is adequate.
- H The repairs recommended in the report will (with the exception of some minor maintenance items) are subject to the faculty jurisdiction.
- I Woodwork or other parts of the building that are covered, unexposed or inaccessible have not been inspected. The adviser cannot therefore report that any such part of the building is free from defect.

This appendix is based on *A Guide for the Quinquennial Inspection of Churches, Diocese of Birmingham 1993*.

A GUIDE TO ROUTINE MAINTENANCE AND INSPECTION OF CHURCH PROPERTY

It is good practice for the PCC to appoint a fabric officer to take care of the routine maintenance of the church. This officer must report to the PCC and remain subject to its control and direction. The Care of Churches and Ecclesiastical Jurisdiction Measure 1991 requires the churchwardens to inspect the fabric of the church at least once a year, to produce a report on the fabric of the church and the articles belonging to it to the PCC, and to make that report to the annual parochial church meeting on behalf of the PCC. The following list gives an indication of the time of year when certain jobs should be done. It is not exhaustive.

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

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

It is vital, especially with older people, to keep them warm and well ventilated at all times. The fabric officer should ensure that such ventilation is taking place, especially after services.