

QUINQUENNIAL INSPECTION REPORT - MAY 2023

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# HOLY TRINITY CHURCH

FRONT STREET, SOUTH HETTON, CO. DURHAM, DH6 2UA

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The Parish of South Hetton  
Archdeaconry of Durham, Diocese of Durham  
Incumbent: Reverend. Mark Harrison.



Report prepared by

**SAMANTHA DIXON**

BA (Hons) Prof Dip Arch, RIBA, CA

JDDK Architects Ltd

Millmount, Ponteland Road, Newcastle upon Tyne, NE5 3AL

Tel: 0191 2860811 [www.jddk.co.uk](http://www.jddk.co.uk)

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	There was no means of access to the ceiling void above the nave and therefore no inspection has been made. It would be worthwhile having a thorough inspection of the ceiling void when the re-roofing works are done to the nave. ....	26
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## 1. EXECUTIVE SUMMARY

This inspection was carried out on 3rd May 2023. The weather was mild and sunny. This was the author's second QQ inspection of the church.

Prior to this inspection, the roof over the Chancel has been replaced, to address the concerns highlighted in the last QQ report about the condition of the roof and the significant water ingress that was present within the Chancel.

It was noted in the 2011 QQ report that there was a number of movement cracks throughout the building. Advice was to '*Continue to visually monitor structural movement cracks on a routine basis and report any apparent progressive i.e. worsening situation*'. It is noted in this report that these cracks are still present, some attempts have been made to re-point these however signs of continual cracking is evident. It may be worth the PCC appointing a Structural Engineer to get opinion on what the underlying cause of these cracks is.

The report has been formatted into new layout recommended by Churchcare.

## 2. PREVIOUS INSPECTIONS

The last inspection was carried out by the author in May 2017. The following summary points were highlighted in the report:

- The building remained in reasonable condition. It was recommended that the roof over the Chancel and the Nave should be replaced and the majority of the other items recommended for attention are of a routine nature.
- It was recommended that various areas of the stonework should be repointed.
- It was also identified that following a roof replacement, the plaster walls should be given the opportunity to dry out, and potential seek specialist advice on any remedial works required.

## 3. WORKS COMPLETED SINCE THE PREVIOUS INSPECTION

The Church Log was inspected and the following items of work are recorded since the previous Quinquennial Report:

- Periodic inspection of the electrical installation was carried out on 17th May 2021.
- Guttering has been cleared of debris and leaves on a regular basis.
- The gas boiler was serviced on 26th August 2022.
- The church fire extinguishers were inspected on 17th January 2022.
- Removal of asbestos insulation withing the sound proof lining on the inside of the organ motor box on 17<sup>th</sup> Aug 2018.
- 2 window panes were replaced and a polycarbonate cover was added on 6<sup>th</sup> April 2022.
- The boiler house door frame was repaired, 1<sup>st</sup> September 2022.
- New rainwater down pipes were installed adjacent to the boiler house on 5<sup>th</sup> March 2023.
- Repairs to the east window, on 30<sup>th</sup> January 2018.
- Churchyard wall was repaired, 21<sup>st</sup> July 2018.
- Commonwealth War Graves Plaque was fitted to the main gate post, 12<sup>th</sup> August 2018.
- Roof replacement to the Chancel, completed early 2023.

## 4. BRIEF DESCRIPTION

Holy Trinity Church is located on the south side of Front Street, in South Hetton, County Durham.

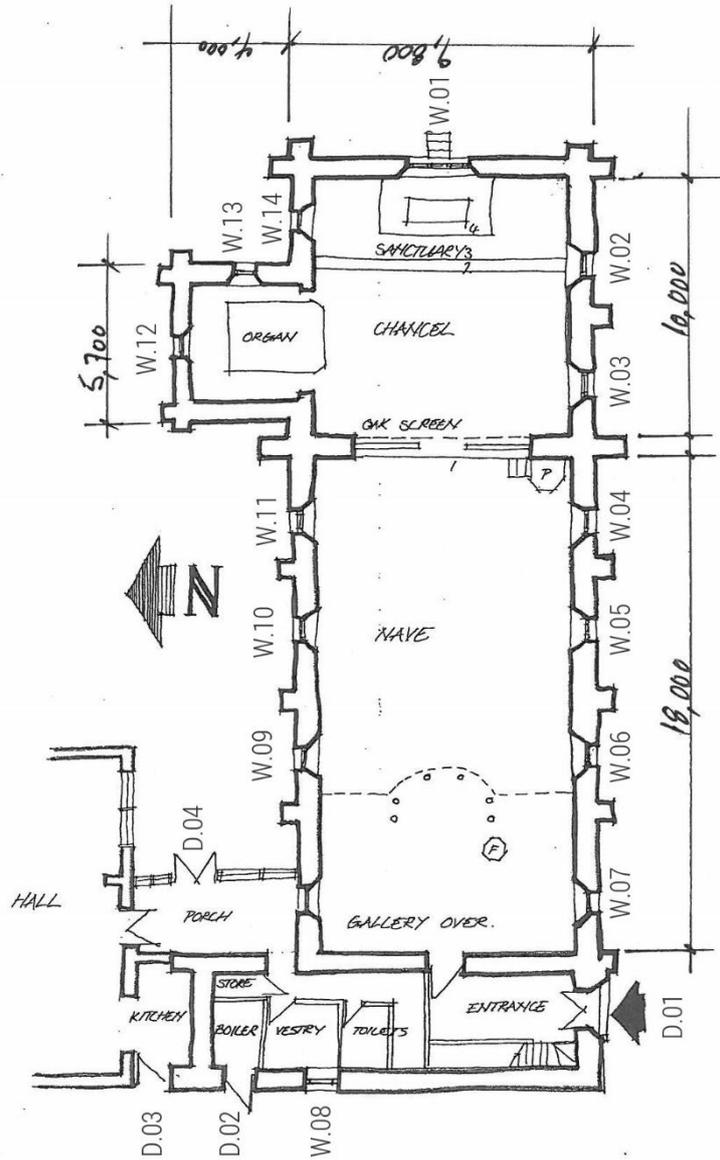
*'The church is located near to the centre of the village on the south side of the main road. It is in an elevated and slightly exposed position and stands to the east side of a fairly large walled church yard. The former vicarage, now sold, lies to the north east corner and a new private housing development has been built adjacent to the northern boundary. Older local authority housing lies to the south and to the east on the opposite side of the main road exists mixed commercial premises.'*

*'The building consists of a rectangular nave to which was added approximately 50 years later a wide chancel and organ transept. A hall was added in 1987 and a shared entrance formed between it and the south west corner of the church. The original vestry has been altered to accommodate a single boiler serving the church and two toilet cubicles. A small vestry area has been retained. The new entrance which acts as a narthex has a glass fronted screen facing towards the main road. The church building is constructed in two types of limestone and is roofed in natural Welsh blue slate.'*

(Extracts from Report on Quinquennial Inspection by John Niven, 2011)



5. PLAN OF THE CHURCH



Niven & Niven Architects  
 The Old Mill, West Auckland, Co. Durham, DL12 9PL, ENGLAND, U.K. Telephone: 0191 2752567

**SOUTH HETTON CHURCH**  
 TITLE  
 EXISTING GROUND FLOOR PLAN.

Scale: 1:100 Date: 15/05/23 Drawn by: JDDK Checked by: JDDK Drawing No: 1000

## 6. LISTING STATUS

At the time of writing, the church is not listed and does not lie in a conservation area. There are no scheduled ancient monuments on the site or any tree preservation orders in place.

## 7. MAINTENANCE RESPONSIBILITY

Responsibility for the maintenance of the church lies with the PCC. The churchyard remains open and the PCC is responsible for its maintenance and safety.

## 8. LIMITATIONS OF THE REPORT

This report has been prepared for the purposes of the Quinquennial Inspection only, and is not intended as a specification for any works required to the fabric of the Church or as a means to obtaining prices from builders.

The inspection was made from the ground externally, and from readily accessible floor levels internally. The inspection was visual only and involved no opening up of enclosed spaces or structures, even if further inspection or such spaces or structures may be recommended in the report.

The report is therefore restricted to the general condition of the building and its defects.

## 9. STRUCTURE OF THE REPORT

The inspection was made starting at the porch, and walking in a clockwise direction around the church. Consecutive circuits were made inspecting the building from the top downwards. The report is presented in the same manner, and describes the inspection using the following format:

- Component
- Description
- Condition
- Repair Needs

Repair needs are also summarised according to category denoting the urgency of the work required.

- A** Urgent, requiring immediate attention
- B** Requires attention within 12 months
- C** Requires attention within the next 18-24 months
- D** Requires attention within the Quinquennial period
- E** A desirable improvement with no timescale
- M** Routine maintenance (eg. clearing leaves from a gutter) This can be done without professional advice or a faculty

10. EXTERIOR

10.1. ROOF COVERINGS

Northern Pitch of the Nave Roof

	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Natural Slates</li> <li>• Profiled terracotta ridge tiles</li> <li>• Water tables to both sides</li> <li>• Stone cross on water table to eastern side of roof.</li> <li>• Bell Tower to the western side of the roof.</li> </ul>	
	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• A detailed inspection of the bell tower could not be carried out however the PCC advice that the bell is not working.</li> <li>• There are some open joints in the ridge tiles.</li> <li>• There are some slipped slates at higher level.</li> <li>• Water table appears sound and well pointed.</li> </ul>	
	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• Monitor slates and re-fix any which continue to slip, or are blown off.</li> <li>• PCC to arrange specialist to advise on Bell repair.</li> </ul>	<p>M E</p>

Northern Pitch of the Chancel Roof

	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Natural Slates</li> <li>• Profiled terracotta ridge tiles</li> <li>• Modern lead effect flashings to water table on east.</li> </ul>	
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	<ul style="list-style-type: none"> <li>Lead flashing chased into stone on Nave wall to the west.</li> </ul>	
	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>The roof to the chancel has been recently replaced and is in sound condition.</li> </ul>	
	<p><b>Repair Needs</b></p> <p>none</p>	

**Organ Chamber Roof**

	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>Natural Slates</li> <li>Profiled terracotta ridge tiles</li> <li>Water table to front gable.</li> <li>Lead flashing into Chancel Wall</li> </ul>	
	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>Ridge tiles are well bedded, but with some gaps in between.</li> <li>There are some slipped / broken slates.</li> <li>Mortar fillet to water table is sound.</li> <li>Lead flashing into Chancel wall with a mortar fillet is weathered away towards the bottom.</li> <li>Timber fascia for gutter is broken at the exposed end.</li> </ul>	

	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• Monitor slates and re-fix any which continue to slip, or are blown off.</li> <li>• Repoint ridge tiles and mortar fillet to lead flashing, and at same time, check that they are soundly bedded, taking remedial action as required.</li> <li>• Consider replacing timber fascia</li> </ul>	<p>M  D  E</p>
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**Southern Pitch of Chancel Roof**

	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Natural Slates</li> <li>• Profiled terracotta ridge tiles</li> <li>• Modern lead effect flashings to water table on east.</li> <li>• Lead flashing chased into stone on Nave wall to the west.</li> <li>• A stone cross is located on the Eastern side of the Chancel roof on the water table.</li> </ul>	
	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• The roof has recently been replaced and is in sound condition.</li> </ul>	
	<p><b>Repair Needs</b></p> <p>none</p>	

**Southern Pitch of Nave Roof**

	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Natural Slates</li> <li>• Profiled terracotta ridge tiles</li> <li>• The Bell tower is located on the western side of the Nave roof.</li> </ul>	
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	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• There are a few slipped, and chipped slates.</li> <li>• Mortar pointing between ridge tiles has weathered out in some locations towards the western end.</li> <li>• Mortar bedding to ridge tiles is starting to break down.</li> <li>• Mortar fillet to water table appears sound.</li> </ul>	
	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• Monitor slates and re-fix any which continue to slip, or are blown off.</li> <li>• Repoint ridge tiles, and at same time, check that they are soundly bedded, taking remedial action as required.</li> </ul>	<p>M D</p>

**Roof over the Vestry**

	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Natural slates</li> <li>• Profiled terracotta ridge tiles</li> <li>• Water table to west gable.</li> <li>• Stone cross on water table</li> </ul>	
	<p><b>Condition</b></p> <p><b>Roof to West Gable</b></p> <ul style="list-style-type: none"> <li>• Stone cross appears to be in good condition.</li> <li>• Bottom coping stone on south pitch is broken and appears to have moved / slipped and is exposing a steel cramp.</li> <li>• Ridge tiles appear to bow in the centre of the roof.</li> <li>• Mortar fillet to nave buttress has broken at the front.</li> </ul>	

	<ul style="list-style-type: none"> <li>• Flashing to Nave wall appears sound</li> <li>• Mortar fillet to water table appears sound.</li> <li>• There appears to be a few chipped slates.</li> </ul> <p><b>Roof over vestry link to extension</b></p> <ul style="list-style-type: none"> <li>• Mortar bedding and pointing to ridge tiles appear sound.</li> <li>• Flashings appear sound.</li> <li>• Slates appear sound.</li> </ul>	
	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• Mortar fillet to be repaired to prevent water ingress.</li> <li>• Consider replacing and/or re-bedding the coping stone to the west gable roof.</li> </ul>	<p>D E</p>

**10.2. RAINWATER GOODS AND DISPOSAL SYSTEMS**

	<p><b>Description</b></p> <p>Modern black UPVC half round gutters supported on modern timber fascia's generally with original stone supports still present to Nave.</p> <p>The rainwater goods have been replaced on the Chancel since the roof has been replaced, with cast iron Ogee gutter.</p> <p>North side of Chancel</p> <ul style="list-style-type: none"> <li>• Stone supports are still in place.</li> <li>• One cast iron RW outlet on the north side of Chancel Roof, which has been relocated since the re-roofing work, to now discharge into the gravel on the eastern side of the Organ Chamber.</li> </ul> <p>Organ Chamber</p>	
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	<ul style="list-style-type: none"> <li>• One UPVC RW outlet from east pitch and one outlet from west pitch.</li> <li>• Outlets on both sides discharge onto the footpath.</li> </ul> <p>North side of Nave</p> <ul style="list-style-type: none"> <li>• Two UPVC RW outlets discharging into existing gully's.</li> </ul> <p>Southern side of Chancel</p> <ul style="list-style-type: none"> <li>• One new cast iron RW outlet on South side, discharging into an existing gully within a gravel margin.</li> </ul> <p>Southern side of Nave</p> <ul style="list-style-type: none"> <li>• 2 UPVC RW outlets, with the western most outlet having a swan neck detail, which increases risk of blockage.</li> </ul>	
	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• Shoe of Rainwater down comer is still missing on community hall north elevation.</li> <li>• An assessment of the rainwater run off suggests that the existing gutters are only just sufficiently sized for the roof. They are also in poor condition, with numerous ad hoc repairs.</li> <li>• Downpipe adjacent to the vestry door on south elevation is discharging into a gully which appears blocked.</li> <li>• Downpipe on west elevation, next to boiler house has been replaced with a new white downpipe.</li> </ul>	

		
	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• Continue to clear gutters of debris and leaves.</li> <li>• Replace shoe of down comer to community hall, water discharging onto the pavement can cause a slip hazard in freezing weather. PCC might consider using grit and salt in freezing weather until the repair can be made and also around the Organ Chamber where the gulleys discharge onto the footpath.</li> <li>• Unblock gulley next to vestry door.</li> </ul>	

**10.3. WALLING AND POINTING**

**North Elevation of the Nave**

	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Coursed Limestone rubble with ashlar detailing to window surrounds, buttresses, string course and plinth</li> <li>• Ground level rises towards the entrance. Plinth stones gradually disappear.</li> </ul>	
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	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• Generally, sound with some individual stone weathering</li> <li>• Unsightly Cement pointing below the sill level string course.</li> <li>• Slight delamination of stones in places.</li> <li>• Pronounced weathering of buttress and coping stones</li> <li>• Some efflorescence below string course in the bay next to main entrance still present.</li> </ul>	
	<p><b>Repair Needs</b></p> <p>none</p>	

**North Elevation of Chancel**

	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• The wall is largely covered by the Organ Chamber wing.</li> <li>• Remaining sections of wall are Coursed Limestone rubble with ashlar detailing to window surrounds, buttresses, string course and plinth.</li> </ul>	
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	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• The section of wall east of the Organ Chamber has some modern cement mortar however generally sound.</li> <li>• There are some open mortar joints still present at high level.</li> </ul>	
	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• Repoint open mortar joint, using a suitable lime mortar.</li> </ul>	<p>D</p>

**Organ Chamber**

	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Coursed Limestone rubble with ashlar detailing to window surrounds, buttresses, string course and plinth</li> <li>• Slate slips beneath plinth stone</li> </ul>	
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	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• Some areas of re-pointing required to vertical joints in plinth and string course stones and to stones on the east facing buttress.</li> <li>• Some stones showing weathering</li> <li>• There is a hole in the wall adjacent to the cap stone of the buttress on the west elevation.</li> <li>• There is a settlement / movement crack below the window on the east elevation to the left-hand side.</li> <li>• There are some signs of movement below the coping stones on the east roof pitch side, resulting in open vertical mortar joints present within the stone at high level on the north elevation.</li> <li>• There is a crack below the window on the north elevation to the left-hand side.</li> <li>• Mortar bedding to the coping stones is weathered.</li> </ul>	
	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• Some vertical mortar joints to plinth stones and string courses require re-pointing, using a suitable lime mortar.</li> <li>• Re-pointing required to vertical mortar joints below the coping stones in top left (north side)</li> <li>• Re-point mortar bed below coping stones on north side.</li> <li>• Monitor cracking below the windows on both north and east elevations. They don't appear to have worsened since last QQI.</li> </ul>	<p>D</p> <p>C</p> <p>C</p> <p>M</p>

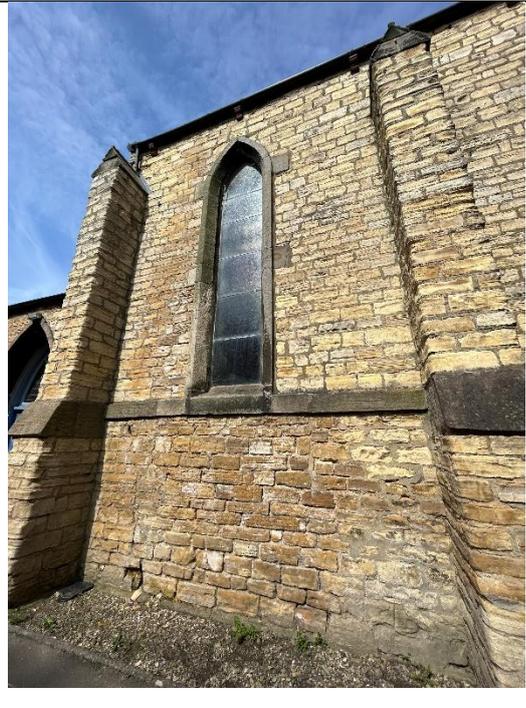
**East Elevation**

	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Coursed Limestone rubble with ashlar detailing generally sound.</li> <li>• Stone buttresses with ashlar stone caps.</li> </ul>	
	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• A crack below right-hand side kneeler stone is still present.</li> <li>• Some pointing has been renewed below coping stones, possibly since re-roofing of Chancel.</li> <li>• Cracks to left hand side kneeler stone and buttress are still present.</li> </ul>	
	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• Monitor cracking to kneeler stones.</li> </ul>	M

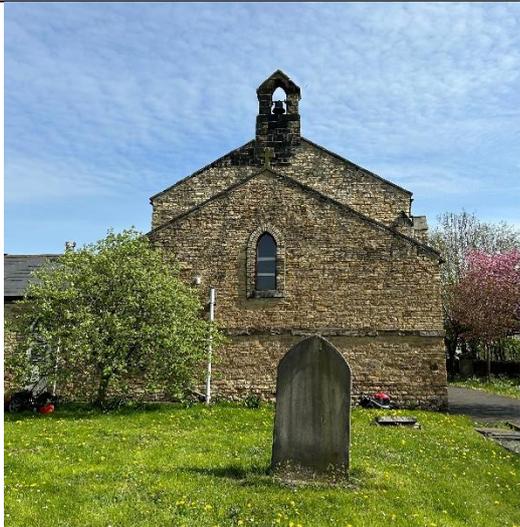
South Elevation of Chancel

	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Coursed Limestone rubble with ashlar detailing to window surrounds, buttresses, string course and plinth.</li> <li>• Some modern cement mortar repointing present.</li> </ul>	
	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• Stone and pointing generally sound.</li> <li>• Movement crack along left-hand side of window W.03 are still present, to wall above and below the window and also in the quoins. They do not appear to have worsened since the last QOI.</li> </ul>	
	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• Monitor cracking to walls above and below W.03</li> </ul>	<p>M</p>

South Elevation of the Nave

	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Coursed Limestone rubble with ashlar detailing to window surrounds, buttresses, string course and plinth.</li> <li>• Wrought Iron cramps fixed to either side of the buttresses at high level. A number are missing. As stated in the previously the original function of these is not clear but their loss or removal would appear to have no consequence to the structure.</li> </ul>	
	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• Pointing is weathering out in areas, particularly below string course.</li> <li>• Stones below string course are weathering.</li> <li>• Some modern cement mortar present but has mostly come away.</li> <li>• Efflorescence present on base stones below string course, but to lesser extent to previous QQI.</li> <li>• Buttresses have weathering to stones particularly corner stones.</li> <li>• There are some holes behind the RWP which could do with filling to prevent water ingress.</li> </ul>	
	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• Some areas of repointing required below string course and to holes behind RWP, using a suitable lime mortar.</li> <li>• Brush off the worst of any remaining efflorescence if required</li> </ul>	<p>D  M</p>

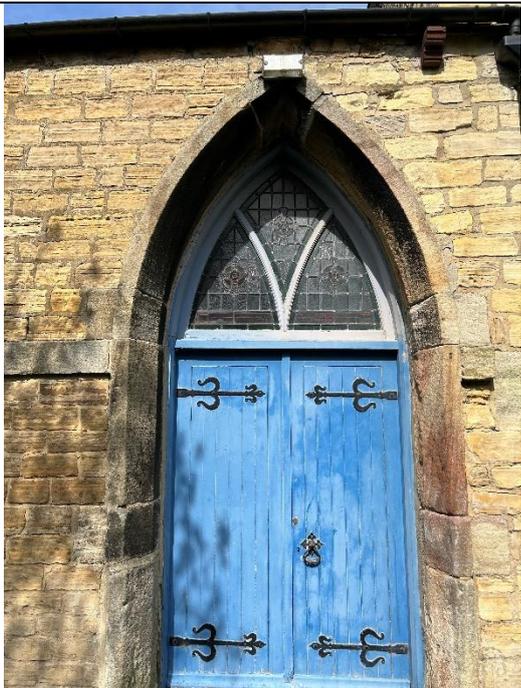
Vestry / West Elevation

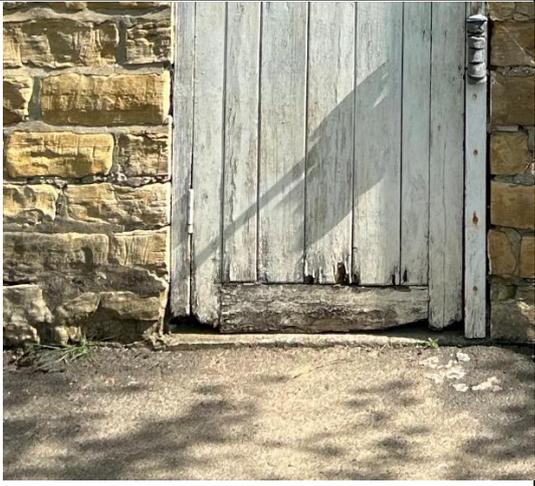
	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Coursed Limestone rubble with ashlar detailing</li> <li>• Original main entrance door is still present on south facade.</li> </ul>	
	<p><b>Condition</b></p> <p><u>South Elevation of Vestry</u></p> <ul style="list-style-type: none"> <li>• Ashlar stone to right hand side of door behind the RWDP is considerably eroded.</li> <li>• There is signs of movement above the door archway (D.01), with mortar cracking visible.</li> <li>• Modern cement mortar is cracking and coming away.</li> </ul>	
	<p><u>West Elevation of Vestry</u></p> <ul style="list-style-type: none"> <li>• Heavily eroded stones at the base.</li> <li>• String course stones are also heavily eroded.</li> <li>• The mortar joint below the stone copings are in poor condition and largely missing. Stone pinning's are visible where mortar has weathered.</li> </ul>	
	<ul style="list-style-type: none"> <li>• The bottom coping stone on south side of roof appears to have moved / slipped.</li> </ul> <p><u>West Elevation of Nave (High Level)</u></p> <ul style="list-style-type: none"> <li>• There is some atmospheric staining to the stone at high level, including on the bell tower.</li> <li>• Some coping stones on north pitch appear to be broken / missing and pointing below appears to be weathering.</li> </ul>	

	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• Some areas of repointing required, using a suitable lime mortar.</li> <li>• Monitor cracking above Door D.01</li> <li>• Consider replacing and/or re-pointing copings stones, to nave roof.</li> </ul>	<p>D  M  E</p>
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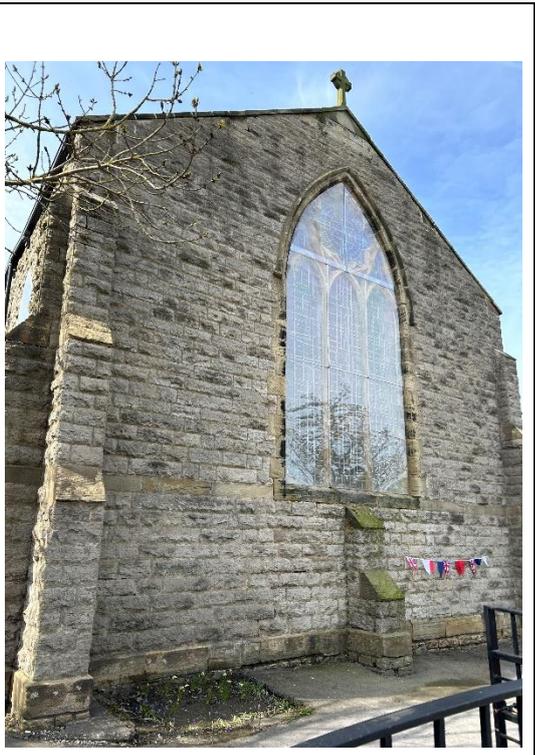
**10.4. DOORS, WINDOWS AND SURROUNDS**

**Exterior Doors**

	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Vestry original entrance doors (D.01) are painted timber framed and boarded doors. The doors have an original mortice lock and a modern Yale lock. The doors are adorned with large black decorative <i>fleur-de-lys</i> hinges and an original pull handle, which is rusting.</li> <li>• The door into the boiler store (D.02) is a painted timber framed door, boarded at the bottom with timber louvres at top. The door has an arched fanlight above. The door has a mortice lock.</li> <li>• The door into the community hall kitchen (D.03) is a painted flush timber door with a weatherbar at the base. The handle is missing.</li> </ul>	
	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• D.01 is in reasonable condition, paintwork appears to have been renewed at high level since last QQI.</li> <li>• The paintwork on D.02 and D.03 has been renewed since last QQI, however could do with an additional coat.</li> <li>• The timber at the bottom of D.02 and its frame remains badly deteriorated.</li> </ul>	

	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• The timber frame of door D.02 requires a splice repair to the bottom, suggest 30cm of door frame to prolong its lifespan.</li> <li>• Consider an additional coat of paint to external doors to prolong lifespan</li> </ul>	<p>E</p> <p>D</p>
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**Windows**

	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Windows to the Nave are arched with decorative stained glass with stone surrounds.</li> <li>• Windows to the Chancel and Vestry are arched windows with plain leaded glass.</li> <li>• All windows are set into ashlar stone surrounds.</li> <li>• Polycarbonate protection is present externally on several windows, W.01, W.02, W.04, W.05, W.06, W.07, W.08, W.09, W.10, W.11, W.12, W.13 and W.14.</li> <li>• A modern full height glazed entrance porch is present adjacent to north elevation, which has sealed double glazed units which are in good condition.</li> </ul>	
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**Condition**

- Windows W.01 and W.13 have had replacement panes and polycarbonate covers added since last QQI.
- Generally stone surrounds (externally) are sound although some are weathering and have staining at varying degrees present.
- There is a gap at the head of window W.07 between the stone and silicone appears to be missing in places externally. Internally there is staining and blistering to plaster surround.
- The stones below the arch of W.06 appear to be out of line with the arch stones, which indicates some movement has occurred.
- W.02 appears to have had repairs and a polycarbonate cover added since last QQI.
- There is some cracking on left hand quoins to W.03 and some holes which are likely to be from previous fixings.
- There is a broken stone below the arch at W.05.
- Plaster reveals to windows internally have varying degrees of cracking and bulging of plaster / paint.
- W.05 has small pieces of stained glass broken and missing.
- W.04 some stained-glass pieces are missing and some areas appear to be bulging.
- The stained glass on W.06 appears to be bulging at the top.

	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• Monitor cracking to the stone surrounds</li> <li>• PCC to consider a programme of window repairs to cracked, missing and bulging glazing panes.</li> </ul>	<p>M E</p>
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**10.5. BELOW GROUND DRAINAGE**

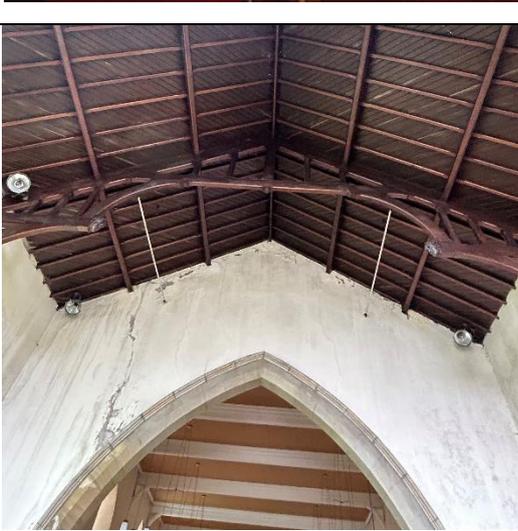
	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• An inspection of the underground drainage was not carried out at this time.</li> </ul>	
	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• Stone are damaged around the gully adjacent to the old entrance door into the vestry. The gulley also appears to be blocked and full of debris.</li> </ul>	
	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• Gully next to vestry door to be unblocked to ensure rainwater can flow clearly and not overspill onto pavement.</li> <li>• Consider replacing the stones around the gully adjacent to vestry door.</li> </ul>	<p>B E</p>

11. INTERIOR

11.1 ROOF, CEILING VOIDS AND VENTILATION

There was no means of access to the ceiling void above the nave and therefore no inspection has been made. It would be worthwhile having a thorough inspection of the ceiling void when the re-roofing works are done to the nave.

11.2 ROOF STRUCTURES AND CEILINGS

	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• The Main Entrance which is a modern extension to the church has a timber boarded ceiling following the pitch of the roof, leading into the Vestry which has a flat painted plasterboard ceiling.</li> <li>• The ceiling to the main nave is flat, plastered with an ornate cornice, there are projecting beams with small corbel supports.</li> <li>• There is a lower flat ceiling below the balcony.</li> <li>• The ceiling to the chancel is open to the underside of the roof and finished with diagonal T&amp;G boarding.</li> </ul>	
	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• All ceilings appear to be in good condition.</li> <li>• The timber ceiling to the underside of the Chancel roof has had past water ingress issues but appears to be dry and in good condition, since the re-roofing.</li> <li>• Paint is flaking to the ceiling above the balcony.</li> </ul>	
	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul>	

11.3 INTERNAL WALLS

	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Walls are plastered and painted throughout, except for half height timber boarding within Nave approximately 6 ft. tall.</li> <li>• Ashlar stone exposed internally to the arch between Nave and Chancel and between Chancel and Organ Chamber.</li> </ul>	
	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• The large damp patch and flaking paint on the wall next to the old entrance door (D.01) in the vestry is still present.</li> <li>• Plastered walls within the Nave are generally in good condition. Although signs of damp are present in the corner behind the pulpit, this was probably due to past water ingress between nave and chancel roofs.</li> <li>• There is some staining on the north walls which could possibly be a sign of damp.</li> <li>• Both internal stone arches are damp and some delamination of the stone face is occurring at low level. Salt Crystals and Efflorescence are also present.</li> <li>• There is extensive damp to the walls within the Chancel, particularly along the southern wall and the internal wall between chancel and nave. There is water staining visible on both walls from high level down the wall. This is likely to be caused from</li> </ul>	

	<p>the past water ingress issue. The re-roofing should now allow the walls to dry out and be re-decorated.</p> <ul style="list-style-type: none"> <li>• There is a patch of damp upstairs above the door through to the balcony. Paint is flaking. This indicates water ingress from the junction in the nave / vestry roof above.</li> </ul>	
	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• Once the walls in the Chancel have dried out it might be worth the PCC getting specialist to assess the stone and mortar to determine if any remedial plaster treatment is required.</li> <li>• Inspection of the flashing between Nave and Vestry roofs due to evidence of water ingress internally. The flashing may need replacing.</li> </ul>	<p>E</p> <p>C</p>

11.4 PARTITIONS, SCREENS, PANELLING, DOORS AND DOOR FURNITURE

Partitions, Screens and Panelling

	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• There is a decorative timber screen set within the arch between the chancel and nave.</li> <li>• Half height timber panelling is present in the Nave and parts of the Vestry.</li> </ul>	
	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• Timber wall panelling and decorative screen within arch all appear to be in good condition and stable.</li> <li>• The decorative timber screen has been boarded up with plywood on the Chancel side, presumably as protection during the re-roofing works in the Chancel.</li> </ul>	
	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul>	

**Interior Doors**

	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Timber double doors between the Vestry and the Nave, with arched top and glazed top panes.</li> <li>• Painted arched doors to the balcony at the top of the stairs, with glazed top panes.</li> <li>• Modern glazed doors between the entrance and the main church.</li> </ul>	
	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• Doors on the ground floor appear to be in good condition.</li> <li>• The architrave of the door at the top of the stairs into the balcony has been cut away on the left-hand side of the door at low level.</li> </ul>	
	<p><b>Repair Needs</b></p> <p>PCC may consider re-instating the architrave to the upstairs door to hide wiring.</p>	<p>E</p>

11.5 FLOORS AND PLATFORMS

	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• The main entrance is carpeted.</li> <li>• The floor to the Nave areas are T&amp;G softwood which are exposed under the pews and carpeted to the central walkway and crossing areas.</li> <li>• The floor to the chancel consists of oak blocks laid in herringbone pattern which is exposed. The carpet to circulation area has been removed during the re-roofing works exposing a concrete base.</li> <li>• The sanctuary area has 2 steps faced with marble. The top surface is carpeted except to the alter which has a tile inlay.</li> <li>• The balcony floor consists of T&amp;G timber with carpet in circulation space.</li> <li>• There is an access stair in the vestry up to the balcony</li> </ul>	
	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• All flooring appears to be in good condition.</li> <li>• The carpet in the Chancel has been removed during the re-roofing works, leaving concrete base exposed. There are exposed metal anchors on the herringbone flooring from the removed pews.</li> <li>• The bottom step of the access stair has settled to one side, which is a safety hazard.</li> <li>• Staircase is otherwise in sound condition.</li> </ul>	
	<p><b>Repair Needs</b></p>	

	<ul style="list-style-type: none"> <li>• Suggest the bottom step is taken apart and re-built level.</li> <li>• Metal anchors to be removed from floor in Chancel prior to public accessing the space again.</li> </ul>	<p>B</p> <p>E</p>
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**11.6 MONUMENTS AND TOMBS**

	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• There are a variety of memorial plaques, signs and hanging banners throughout the church including:             <ul style="list-style-type: none"> <li>○ Brass war memorial and a cast metal memorial with stone surround, with a tiled inscription recording the dedication of the 2 adjacent stained-glass windows.</li> <li>○ An original Durham Miners banner for the South Hetton Lodge.</li> </ul> </li> </ul> <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• All in good condition.</li> </ul> <p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul>	
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11.7 FIXTURES, FITTINGS AND FURNITURE

	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• The pews, fixed down to the ground and choir stalls are all pine.</li> <li>• Pulpit, clergy benches, kneelers and alter rail are all in carved oak.</li> <li>• Stone Font with timber lid.</li> <li>• The alter is pine but entirely clothed.</li> <li>• 2 toilet cubicles within the Vestry each with WC &amp; wash hand basins.</li> <li>• Decorative carved timber eagle lectern.</li> </ul>	
	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• Pews to balcony appear secure and sound.</li> <li>• Pews within Nave appear sound and secure with rows 3<sup>rd</sup>, 6<sup>th</sup>, 7<sup>th</sup> &amp; 10<sup>th</sup> from the back on the north side appearing a little loose.</li> <li>• Pews in the Chancel have been removed during the re-roofing works.</li> <li>• The pulpit is sound and stable.</li> <li>• The font appears in good condition.</li> </ul>	
	<p><b>Repair Needs</b></p>	

	<ul style="list-style-type: none"> <li>• Consider fixing down the loose pews within the Nave.</li> </ul>	D
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**11.8 ORGAN**

	<p><b>Description</b></p> <p>The organ, labelled Harrison &amp; Harrison, is located within the Organ Chamber to the north side of the Chancel.</p> <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• The organ was covered for protection during the re-roofing works. The PCC advised the organ is not working.</li> </ul> <p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• Arrange for repair and tuning by a specialist.</li> </ul>	E
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**12. CHURCHYARD AND ENVIRONS**

	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• The perimeter boundary to the south is a random rubble stone wall with stone coping and mortar joints.</li> <li>• Along the western boundary is a post and wire fence with a few trees.</li> <li>• The northern boundary has a mix of random rubble stone wall with Stone coping, close boarded timber fence and red brick low level walls with metal railings on top.</li> <li>• The eastern boundary facing the public highway and footpath consists of a very low random rubble stone wall with stone coping.</li> <li>• Footpaths around the church are of tarmac finish with pin kerb edging.</li> <li>• Gravel margins between buttresses along southern façade and around Organ Chamber.</li> </ul>	
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 <p>The top photograph shows a wide, grassy field with bare trees in the background under a blue sky. The middle photograph shows a residential garden with a wooden fence, a brick house, and a paved area. The bottom photograph is a close-up of a stone wall with a satellite dish and a light fixture on a wall above it.</p>	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• The random rubble walls are generally sound, with some vegetation growing up it on northern and southern sections. There are sections of stone crumbling.</li> <li>• The northern boundary wall is leaning outwards in some locations, into adjacent gardens.</li> <li>• The post and wire fencing to the west is mostly missing leaving the boundary open to fields beyond.</li> <li>• The close boarded fence on the northern boundary is in very poor condition with sections missing.</li> <li>• Weeds to tarmac surfaces and between tarmac and pin kerb.</li> <li>• The low stone wall along the eastern boundary is sound.</li> </ul>	
	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• Weeds to be kept in check on tarmac footpaths. This will prolong its life.</li> <li>• Monitor northern boundary wall for further movement.</li> </ul>	<p>M</p> <p>M</p>

	<ul style="list-style-type: none"> <li>• Consider a new close boarded fence along the northern boundary, depending on ownership.</li> <li>• New post and wire fencing to be installed along the western boundary to match existing.</li> <li>• Consider removal of all plant growth from Stone walls, to prolong their life.</li> </ul>	<p>E</p> <p>E</p> <p>M</p>
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**13. COMMUNITY CENTRE**

	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Bradstone walls</li> <li>• Fibre Cement Slate Roofs with bedded ridge tiles</li> <li>• UPVC Windows</li> </ul>	
	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• The lintels above the north facing windows either side of the door appear to be bowing over the last 3 window bays, there are also vertical cracks present which indicates movement of the wall.</li> </ul>	
	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• Monitor cracking above the window lintels.</li> </ul>	<p>M</p>

**14. SERVICES**

	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Gas fired low pressure hot water system. The boiler is situated in a boiler house accessed externally on the west façade. The heating is run</li> </ul>	
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	<p>on a constant background setting to maintain a minimum background level.</p> <ul style="list-style-type: none"> <li>• The main electrical supply is a single phase 500 volts with 60amp loading. The system is protected by an 100amp current operated leakage circuit breaker. Wiring distribution to lighting and power is mainly in M.I.C.C cable. Artificial lighting is by Tungsten pendants to the nave and high wattage flood lights to the chancel.</li> <li>• There are 2 cast iron radiators in the Sanctuary.</li> <li>• There are several fire extinguishers in the building.</li> <li>• There is no evidence of a lightning protection system on the roof.</li> </ul>	
	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• The log book indicates the gas boiler was last serviced in August 2022.</li> <li>• The log book indicates the fire extinguishers have been regularly checked.</li> <li>• The heating and lighting systems are in working condition.</li> <li>• The log book indicates PAT testing of electrical equipment have been completed regularly.</li> </ul>	
	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• PPC to consider seeking specialist advise on installation of lightning protection.</li> </ul>	<p>E</p>

## 15. SUMMARY OF REPAIRS

Please note that this list should not be read in isolation, but in the context of the detailed observations and recommendations contained in the report.

Budget costs given are indicative and for guidance only. A broad cost range has been suggested because the manner in which the works are procured will affect the likely cost. Detailed quotes should be sought by the PCC for financial planning and procuring repair works. The Author can assist with this process if required.

Category	Comment	Budget Cost
<b>A</b> Urgent, requiring immediate attention	None	0
<b>B</b> Requires attention within 12 months	<ul style="list-style-type: none"> <li>Suggest the bottom step on staircase up to the first floor is taken apart and re-built level.</li> <li>Gulley to be unblocked to ensure rainwater can flow clearly and not overflow onto pavement.</li> </ul>	£1,000 To £1,500
<b>C</b> Requires attention within the next 18-24 months	<ul style="list-style-type: none"> <li>Inspection of the flashing between Nave and Vestry roofs due to evidence of water ingress internally. The flashing may need replacing.</li> <li>Re-pointing required to vertical mortar joints below the coping stones in top left (north side organ chamber)</li> <li>Re-point mortar bed below coping stones on north side organ chamber.</li> <li></li> </ul>	
<b>D</b> Requires attention within the QQ period	<ul style="list-style-type: none"> <li>Consider fixing down the loose pews within the Nave.</li> <li>Consider an additional coat of paint to external doors to prolong lifespan</li> <li>Some areas of repointing to walls on west elevation required, using a suitable lime mortar.</li> <li>Some areas of repointing required below string course and to holes behind RWP, on south elevation of Nave, using a suitable lime mortar.</li> <li>Some vertical mortar joints to plinth stones and string courses on organ chamber, require re-pointing, using a suitable lime mortar.</li> <li>Repoint open mortar joint, to north elevation of Chancel, using a suitable lime mortar.</li> <li>Repoint ridge tiles to Nave and Organ chamber roof, and at same time, check that they are soundly bedded, taking remedial action as required.</li> <li>Replace shoe of down comer to community hall, water discharging onto the pavement can cause a slip hazard in freezing weather. PCC might consider using grit and salt in freezing weather until the repair can be</li> </ul>	£2,000 To £4,000

Category	Comment	Budget Cost
	<p>made and also around the Organ Chamber where the gully's discharge onto the footpath.</p> <ul style="list-style-type: none"> <li>• Mortar fillet on Vestry south facing roof to be repaired to prevent water ingress.</li> </ul>	
<p><b>E</b> A desirable improvement with no timescale</p>	<ul style="list-style-type: none"> <li>• PPC to consider seeking specialist advise on installation of lightning protection.</li> <li>• Consider a new close boarded fence along the northern boundary, depending on ownership.</li> <li>• New post and wire fencing to be installed along the western boundary to match existing.</li> <li>• Arrange for repair and tuning of the organ by a specialist.</li> <li>• Metal anchors to be removed from floor in Chancel prior to public access.</li> <li>• PCC may consider re-instating the architrave to the upstairs door to hide wiring.</li> <li>• Once the walls in the Chancel have dried out it might be worth the PCC getting specialist to assess the stone and mortar to determine if any remedial plaster treatment is required.</li> <li>• Stones around gully adjacent to vestry door could be replaced</li> <li>• PCC to consider a programme of window repairs to cracked, missing and bulging glazing panes.</li> <li>• PCC to arrange specialist to advise on Bell repair.</li> <li>• Consider replacing timber fascia on organ chamber roof</li> <li>• Consider replacing and/or re-bedding the coping stone to the west gable roof.</li> <li>• Consider replacing damaged and/or re-pointing below coping stones, on west elevation to nave roof.</li> <li>• The timber frame of door D.02 requires a splice repair to the bottom, suggest 30cm of door frame to prolong its lifespan.</li> </ul>	£
<p><b>M</b> Routine maintenance</p>	<ul style="list-style-type: none"> <li>• Monitor cracking above the community hall window lintels.</li> <li>• Weeds to be kept in check on tarmac footpaths. This will prolong its life.</li> <li>• Monitor northern boundary wall for further movement.</li> <li>• Consider removal of all plant growth from Stone boundary walls, to prolong their life.</li> </ul>	Not applicable

Category	Comment	Budget Cost
	<ul style="list-style-type: none"> <li>• Monitor cracking to the stone window surrounds</li> <li>• Monitor cracking above Door D.01</li> <li>• Brush off the worst of any remaining efflorescence next to main entrance if required</li> <li>• Monitor cracking to walls above and below W.03</li> <li>• Monitor cracking to kneeler stones on east elevation.</li> <li>• Monitor cracking below the windows on both north and east elevations. They don't appear to have worsened since last QQI.</li> <li>• Continue to clear gutters of debris and leaves.</li> <li>• Monitor slates on Nave, Organ Chamber or vestry roof and re-fix any which continue to slip, or are blown off.</li> <li>• Consider using grit on footpaths around the organ chamber in freezing conditions, where gully's are discharging onto the footpath.</li> </ul>	

## 16. MAINTENANCE PLAN

The following is a guide to guide to checks and routine maintenance.

- **REGULAR CHECKS**
  - Visual check of gutters, downpipes, gullies and roofs, especially when raining.
  - Clear snow
  - Keep soil and planting clear of rainwater gullies.
- **SPRING**
  - Destroy any vegetation growing up the walls or nearby.
  - Remove moss growth from the top surfaces of the buttresses.
  - Arrange for boiler to be serviced.
  - Check for signs of insect infestation in roof timbers
  - Arrange for gutters, downpipes, gullies and roofs to be cleared, including the concealed valley gutters beside the North and South Vestries.
  - Arrange for the organ to be inspected and tuned.
- **SUMMER**
  - Cut grass in churchyard at regular intervals (by local authority)
  - Cut back any ivy on trees
  - Cut back any vegetation growing on churchyard boundary walls
  - Ensure all low level ventilation bricks and gullies are kept free from vegetation.
  - Inspect belcote and roofs, making sure that they're in good order, watertight, and with clear gutters.
  - Re-check heating installation before Autumn.

- AUTUMN
  - Arrange for gutters, downpipes, gullies and roofs to be cleared including the concealed valley gutters beside the North and South Vestries.
  - Remove moss growth from the top surfaces of the buttresses.
- ANNUALLY
  - Carry out formal inspection of the church and its furnishings
  - Arrange for servicing of fire extinguishers
- EVERY FIVE YEARS
  - Remember that the quinquennial inspection is due.
  - Arrange for the lightning conductor system to be tested.
  - Arrange for the electrical system to be tested.
  - Repaint the churchyard railings.

## 17. ADVICE TO THE PCC

- This is a summary report; it is not a specification for the execution of the work and must not be used as such.
- The professional adviser is willing to advise the PCC on implementing the recommendations and will if so requested prepare a specification, seek tenders and oversee the repairs.
- The PCC is advised to seek ongoing advice from the professional adviser on problems with the building.
- Contact should be made with the insurance company to ensure that cover is adequate.
- The repairs recommended in the report will (with the exception of some minor maintenance items) be subject to the faculty jurisdiction. Guidance on whether particular work is subject to faculty can be obtained from the DAC.
- **Fire Safety Advice** can be found at:

<http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church/health-safety-security/fire-precautions>

- **Electrical Installation**

Any electrical installation should be tested at least every five years in accordance with the recommendations of the Church Buildings Council. The inspection and testing should be carried out in accordance with IEE Regulations, Guidance Note No. 3, and an inspection certificate obtained in every case. The certificate should be kept with the church log book.

- **Heating Installation**

A proper examination and test should be made of the heating system by a qualified engineer each summer before the heating season begins, and the report kept with the Church Log Book.

- **Lightning Protection**

Any lightning conductor should be tested at least every five years in accordance with the current British Standard by a competent engineer. The record of the test results and conditions should be kept with the Church Log Book.

- **Asbestos**

A suitable and sufficient assessment should be made as to whether asbestos is or is liable to be present in the premises. Further details on making an assessment are available on:

<http://www.churchcare.co.uk/churches/guidanceadvice/looking-after-your-church/health-safety-security/asbestos>

The assessment has not been covered by this report and it is the duty of the PCC to ensure that this has been, or is carried out.

- **Equality Act**

The PCC should ensure that they have understood their responsibilities under the Equality Act 2010. Further details and guidance are available at

<http://www.churchcare.co.uk/churches/open-sustainable/welcomingpeople/accessibility>

- **Health and Safety**

Overall responsibility for the health and safety of the church and churchyard lies with the incumbent and PCC. This report may identify areas of risk as part of the inspection but this does not equate to a thorough and complete risk assessment by the PCC of the building and churchyard.

- **Bats and other protected species**

The PCC should be aware of its responsibilities where protected species are present in a church. Guidance can be found at:

<http://www.churchcare.co.uk/shrinking-the-footprint/taking-action/wildlife/bats>

- **Sustainable buildings**

A quinquennial inspection is a good opportunity for a 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 resilience in the face of predicted changes to the climate, as well as increasing energy efficiency and considering other environmental issues. Further guidance is available on:

<http://www.churchcare.co.uk/churches/open-sustainable>, and

<http://www.churchcare.co.uk/shrinking-the-footprint>