

QUINQUENNIAL INSPECTION REPORT - MAY 2017

HOLY TRINITY CHURCH

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

The Parish of South Hetton
Archdeaconry of Durham, Diocese of Durham
Incumbent: Reverend. A.Stainsby.



Report prepared by

SAMANTHA DIXON

BA (Hons) Prof Dip Arch, RIBA

JDDK Architects Ltd

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

Tel: 0191 2860811 www.jddk.co.uk

CONTENTS

1.	EXECUTIVE SUMMARY	4
2.	PREVIOUS INSPECTIONS	4
3.	WORKS COMPLETED SINCE THE PREVIOUS INSPECTION	4
4.	BRIEF DESCRIPTION	4
5.	PLAN OF THE CHURCH	6
6.	LISTING STATUS	7
7.	MAINTENANCE RESPONSIBILITY	7
8.	LIMITATIONS OF THE REPORT	7
9.	STRUCTURE OF THE REPORT	7
10.	EXTERIOR.....	8
10.1.	ROOF COVERINGS	8
	Northern Pitch of the Nave Roof.....	8
	Northern Pitch of the Chancel Roof	9
	Organ Chamber Roof	10
	Southern Pitch of Chancel Roof	11
	Southern Pitch of Nave Roof	12
	Roof over the Vestry.....	13
10.2.	RAINWATER GOODS AND DISPOSAL SYSTEMS	14
10.3.	WALLING AND POINTING	17
	North Elevation of the Nave.....	17
	North Elevation of Chancel	18
	Organ Chamber.....	19
	East Elevation.....	20
	South Elevation of Chancel	21
	South Elevation of the Nave	22
	Vestry / West Elevation	23
10.4.	DOORS, WINDOWS AND SURROUNDS.....	25
	Exterior Doors.....	25
	Windows.....	26
10.5.	BELOW GROUND DRAINAGE.....	28
11.	INTERIOR.....	29

11.1	ROOF, CEILING VOIDS AND VENTILATION.....	29
	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.....	29
11.2	ROOF STRUCTURES AND CEILINGS	29
11.3	INTERNAL WALLS	30
11.4	PARTITIONS, SCREENS, PANELLING, DOORS AND DOOR FURNITURE.....	31
	Partitions, Screens and Panelling.....	31
	Interior Doors.....	32
11.5	FLOORS AND PLATFORMS	33
11.6	MONUMENTS AND TOMBS	34
11.7	FIXTURES, FITTINGS AND FURNITURE	34
11.8	ORGAN	35
12.	CHURCHYARD AND ENVIRONS.....	36
13.	COMMUNITY CENTRE	37
14.	SERVICES	38
15.	SUMMARY OF REPAIRS	40
16.	MAINTENANCE PLAN.....	42
17.	ADVICE TO THE PCC	43
18.	APPENDIX 1 - REPORT ON ROOF INSPECTION.....	45

1. EXECUTIVE SUMMARY

This inspection was carried out on 9th May 2017. The weather was predominately cold and overcast with some sunny spells later on. This was the author's first QQ inspection of the church.

Prior to this inspection, concerns were raised by the PCC over the state of the roof, particularly in the Chancel, as large areas of dampness were occurring internally. On the day of this QQ inspection the PCC arranged scaffolding to be erected at the junction between the Chancel and the Nave on the southern façade of the church so that the roof could be inspected in this area. A separate report was compiled and issued to the PCC for submission to the DAC for their approval to re-roof.

It was noted in the last QQ report that 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 John A.G. Niven in January 2011. The following summary points were highlighted in the report:

- The building remained in reasonable condition. There are no major defects and the majority of the items recommended for attention are of a routine nature except for the need to attend to some areas of stonework particularly at high level which have been affected by structural movement.
- It was recommended that a balustrade / guarding be provided adjacent to head of stair landing or public access to balcony be prohibited.
- It was recommended that the rainwater goods be repaired / replaced in locations identified in the report.

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 10th June 2013.
- Guttering has been cleared of debris and leaves on a regular basis.
- The gas boiler was serviced on 25th March 2017
- The church fire extinguishers were inspected on 29th September 2015
- Gas & Electric Smart Meters were installed on 12th December 2015
- Repair & repainting of Churchyard gates on 10th September 2012
- Replacement of the lead flashing to roof following theft on 25th March 2013
- Stonework repairs to tower on 2nd May 2013
- Roof repairs following theft of lead on 26th November 2016.
- Repair of East window stonework on 17th January 2017.

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)



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. cleaning 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>Description</p> <ul style="list-style-type: none"> • Natural Slates • Profiled terracotta ridge tiles • Water tables to both sides • Stone cross on water table to eastern side of roof. • Bell Tower to the western side of the roof. 	
 	<p>Condition</p> <ul style="list-style-type: none"> • There is a slight undulation in the ridge tiles with sagging towards the east side. • The mortar bedding to the ridge tiles is weathering with bits missing in places. • Mortar pointing between ridge tiles is weathering out in some areas and missing in places. When water gets into the bedding, frost will begin to lift the ridge tiles. • There are numerous slipped or broken slates to right hand side of the roof and around the ridge. • Slates are covered in Lichen, probably due to the relatively low pitch. • Water table on eastern side adjoining chancel with concrete mortar fillet, no flashing, is weathering • A detailed inspection of the bell tower could not be carried out however the PCC advice that repair works are required. 	
	<p>Repair Needs</p> <ul style="list-style-type: none"> • We advise that the roof to the nave be re-roofed. <ul style="list-style-type: none"> ◦ Slates should be replaced with natural slate of a matching size. Welsh slate is preferable due to its durability however good quality Spanish slate can also be used. 	<p>C</p>



	<ul style="list-style-type: none"> ○ Installation of a breather membrane will give greater resilience to wind driven rain. ○ Repair or replacement of the ridge tiles. ○ Replacement of flashings at abutments. <p>Further details can be found in the 'Report on Roof inspection' document appended to this report.</p>	
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Northern Pitch of the Chancel Roof



	<p>Description</p> <ul style="list-style-type: none"> ● Natural Slates ● Profiled terracotta ridge tiles ● Modern lead effect flashings to water table on east. ● Lead flashing chased into stone on Nave wall to the west. 	
	<p>Condition</p> <ul style="list-style-type: none"> ● The ridge tile bedding is largely sound with some missing in places ● The stone cross on the left is in sound condition. ● Algae / moss growing generally. ● Flashings look sound. 	
	<p>Repair Needs</p> <ul style="list-style-type: none"> ● We advise that the roof to the chancel be re-roofed. <ul style="list-style-type: none"> ○ Slates should be replaced with natural slate of a matching size. Welsh slate is preferable due to its durability however good quality Spanish slate can also be used. ○ Installation of a breather membrane will give greater resilience to wind driven rain. ○ Repair or replacement of the ridge tiles. ○ Replacement of flashings at abutments. 	

	Further details can be found in the 'Report on Roof inspection' document appended to this report.	
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Organ Chamber Roof



	<p>Description</p> <ul style="list-style-type: none"> • Natural Slates • Profiled terracotta ridge tiles • Water table to front gable. • Lead flashing into Chancel Wall 	
	<p>Condition</p> <ul style="list-style-type: none"> • Ridge tiles are well bedded, but with some gaps in between. • There are some slipped / broken slates. • Mortar fillet to water table is sound. • Lead flashing into Chancel wall with a mortar bed is sound. • Timber fascia for gutter broken at the exposed end. 	
	<p>Repair Needs</p> <ul style="list-style-type: none"> • Monitor slates and re-fix any which continue to slip, or are blown off. • Repoint ridge tiles, and at same time, check that they are soundly bedded, taking remedial action as required. 	<p>M D</p>

Southern Pitch of Chancel Roof



	<p>Description</p> <ul style="list-style-type: none"> • Natural Slates • Profiled terracotta ridge tiles • Modern lead effect flashings to water table on east. • Lead flashing chased into stone on Nave wall to the west. • A stone cross is located on the Eastern side of the Chancel roof on the water table. 	
	<p>Condition</p> <ul style="list-style-type: none"> • Algae / moss growing generally which is likely due to its relatively low pitch. • There are a few slipped and broken slates. • The mortar fillet above the lead flashing chased into the nave wall is breaking down and missing in places which will be allowing water to penetrate the stone wall. • Mortar bedding to the ridge tiles is starting to break down and mortar pointing between ridge tiles has weathered out in some locations. 	
	<p>Repair Needs</p> <ul style="list-style-type: none"> • We advise that the roof to the chancel be re-roofed. <ul style="list-style-type: none"> ○ Slates should be replaced with natural slate of a matching size. Welsh slate is preferable due to its durability however good quality Spanish slate can also be used. ○ Installation of a breather membrane will give greater resilience to wind driven rain. ○ Repair or replacement of the ridge tiles. ○ Replacement of flashings at abutments. 	

	Further details can be found in the 'Report on Roof inspection' document appended to this report.	
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Southern Pitch of Nave Roof


	<p>Description</p> <ul style="list-style-type: none"> • Natural Slates • Profiled terracotta ridge tiles • The Bell tower is located on the western side of the Nave roof. 	
	<p>Condition</p> <ul style="list-style-type: none"> • Algae / moss growing generally which is likely due to its relatively low pitch. • There are a few slipped and broken slates. • Mortar bedding to the ridge tiles is starting to break down and mortar pointing between ridge tiles has weathered out in some locations. 	
	<p>Repair Needs</p> <ul style="list-style-type: none"> • We advise that the roof to the chancel be re-roofed. <ul style="list-style-type: none"> ○ Slates should be replaced with natural slate of a matching size. Welsh slate is preferable due to its durability however good quality Spanish slate can also be used. ○ Installation of a breather membrane will give greater resilience to wind driven rain. ○ Repair or replacement of the ridge tiles. ○ Replacement of flashings at abutments. <p>Further details can be found in the 'Report on Roof inspection' document appended to this report.</p>	



Roof over the Vestry

	<p>Description</p> <ul style="list-style-type: none"> • Natural slates • Profiled terracotta ridge tiles • Water table to west gable. • Stone cross on water table 	
	<p>Condition</p> <p>Roof to West Gable</p> <ul style="list-style-type: none"> • Stone cross appears to be in good condition, it may have been replaced in recent years. • Bottom coping stone on south pitch is broken and appears to have moved / slipped. • Ridge tiles appear to bow in the centre. • Some slipped / missing slates. • Mortar fillet to nave buttress has broken at the front. • Flashing to Nave wall appears sound • Mortar fillet to water table appears sound. <p>Roof over vestry link to extension</p> <ul style="list-style-type: none"> • Mortar bedding and pointing to ridge tiles appear sound. • Flashings appear sound. • Slates appear sound. 	

	<p>Repair Needs</p> <ul style="list-style-type: none">• Mortar fillet to be repaired to prevent water ingress.• Monitor slates and re-fix any which continue to slip.	<p>D M</p>
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10.2. RAINWATER GOODS AND DISPOSAL SYSTEMS

	<p>Description</p> <p>Modern black UPVC half round gutters supported on modern timber fascia's generally with original stone supports still present.</p> <p>North side of Chancel</p> <ul style="list-style-type: none"> • Stone supports are still in place. • Only one RW outlet on the north side of Chancel Roof discharging into the Organ Chamber gutter. <p>Organ Chamber</p> <ul style="list-style-type: none"> • One RW outlet from east pitch and one outlet from west pitch. • Outlet on west side discharges onto the path. <p>North side of Nave</p> <ul style="list-style-type: none"> • Two RW outlets <p>Southern side of Chancel</p> <ul style="list-style-type: none"> • One RW outlet on South side, discharging into an existing gully within a gravel margin. <p>Southern side of Nave</p> <ul style="list-style-type: none"> • 2 RW outlets, with the western most outlet having a swan neck detail, which increases risk of blockage. 	
	<p>Condition</p> <ul style="list-style-type: none"> • Shoe of Rainwater down comer is missing on community hall north elevation. • There is some evidence of debris/leaves in gutters. • 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. 	



		
	<p>Repair Needs</p> <ul style="list-style-type: none"> • During the re-roofing works to the Nave & the Chancel the opportunity should be taken to renew the rainwater goods with a product sized appropriately for the roof and more durable. We would propose using an aluminium ogee type gutter with a matching 76mm diameter circular rainwater down pipe. Further details can be found in the 'Report on Roof Inspection' document appended to this report. • Continue to clear gutters of debris and leaves. • 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. 	<p>C</p> <p>M</p> <p>D</p>

10.3. WALLING AND POINTING




North Elevation of the Nave


	<p>Description</p> <ul style="list-style-type: none"> • Coursed Limestone rubble with ashlar detailing to window surrounds, buttresses, string course and plinth • Ground level rises towards the entrance. Plinth stones gradually disappear. 	
	<p>Condition</p> <ul style="list-style-type: none"> • Generally sound with some individual stone weathering • Unsightly Cement pointing below the sill level string course. • Slight delamination of stones in places. • Repointing required to vertical joints in stone plinth. • Pronounced weathering of buttress and coping stones • Some efflorescence below string course in the bay next to main entrance. 	
	<p>Repair Needs</p> <ul style="list-style-type: none"> • Need for some localised re-pointing below string course. (Any re-pointing to be done with a suitable lime mortar) 	<p>D</p>

North Elevation of Chancel



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


Organ Chamber

	<p>Description</p> <ul style="list-style-type: none"> • Coursed Limestone rubble with ashlar detailing to window surrounds, buttresses, string course and plinth • Slate slips beneath plinth stone 	
 	<p>Condition</p> <ul style="list-style-type: none"> • Some areas of re-pointing required • Some stones showing weathering • There is a hole in the wall adjacent to the cap stone of the buttress on the west elevation. • There is a settlement / movement crack below the window on the south elevation to the left hand side. • There are some signs of movement below the coping stones on the left hand side, resulting in open vertical mortar joints. • There is a crack below the window on the east elevation to the left hand side. 	



	<p>Condition</p> <ul style="list-style-type: none"> • A crack below right hand side kneeler stone. • Pointing is weathering out below coping stones. • Cracks to left hand side kneeler stone and buttress. 	
	<p>Repair Needs</p> <ul style="list-style-type: none"> • Repointing below coping stones required, using a suitable lime mortar. 	<p>C</p>


South Elevation of Chancel

	<p>Description</p> <ul style="list-style-type: none"> • Coursed Limestone rubble with ashlar detailing to window surrounds, buttresses, string course and plinth. • Some modern cement mortar repointing present. 	
	<p>Condition</p> <ul style="list-style-type: none"> • Stone and pointing generally sound. • Movement crack along left hand side of window W.03, to wall above and below the window and also in the quoin. Movement cracks appear to have already been re-pointed at head of window. 	



		
	<p>Repair Needs</p> <ul style="list-style-type: none"> • Monitor cracking to walls above and below W.03 	<p>M</p>





South Elevation of the Nave

	<p>Description</p> <ul style="list-style-type: none"> • Coursed Limestone rubble with ashlar detailing to window surrounds, buttresses, string course and plinth. • Wrought Iron cramps fixed to either side of the buttresses at high level. A number are missing. As stated in the previous QQ report the original function of these is not clear but their loss or removal would appear to have no consequence to the structure. 	
	<p>Condition</p> <ul style="list-style-type: none"> • Pointing is weathering out in areas, particularly below string course. • Stones below string course are weathering. • Some modern cement mortar present but has mostly come away. • Efflorescence present on base stones below string course. 	

	<ul style="list-style-type: none"> • Buttresses have weathering to stones particularly corner stones. 	
	<p>Repair Needs</p> <ul style="list-style-type: none"> • Some areas of repointing required below string course, using a suitable lime mortar. • Brush off the worst of any remaining efflorescence if required 	<p>D</p> <p>M</p>

Vestry / West Elevation

	<p>Description</p> <ul style="list-style-type: none"> • Coursed Limestone rubble with ashlar detailing • Original main entrance door is still present on south facade. 	
	<p>Condition</p> <p><u>South Elevation of Vestry</u></p> <ul style="list-style-type: none"> • Ashlar stone to right hand side of door behind the RWDP is considerably eroded. Efflorescence is also present in this area. • There is signs of movement above the door archway (D.01), with mortar cracking visible. 	

	<ul style="list-style-type: none"> • Modern cement mortar is cracking and coming away. 	
	<p><u>West Elevation of Vestry</u></p> <ul style="list-style-type: none"> • Heavily eroded stones at the base. • String course stones are also heavily eroded. • Efflorescence is present at base. • The mortar joint below the stone copings are in poor condition and largely missing. Stone pinning's are visible where mortar has weathered. • The bottom coping stone on south side of roof appears to have moved / slipped. 	
	<p><u>West Elevation of Nave (High Level)</u></p> <ul style="list-style-type: none"> • There is some atmospheric staining to the stone at high level, including on the bell tower. • Some coping stones on north pitch appear to be broken / missing and pointing below appears to be weathering. 	
	<p>Repair Needs</p> <ul style="list-style-type: none"> • Some areas of repointing required, using a suitable lime mortar. • Monitor cracking above Door D.01 	<p>D</p> <p>M</p>



10.4. DOORS, WINDOWS AND SURROUNDS

Exterior Doors






Description

- 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 *fleur-de-lys* hinges and an original pull handle, which is rusting.
- 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.
- 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.


	<p>Condition</p> <ul style="list-style-type: none"> • D.01 is in reasonable condition although the paintwork is deteriorating. • The paintwork on D.02 and D.03 is in poor condition and has started peeling. • The timber at the bottom of D.02 and its frame has badly deteriorated. 	
	<p>Repair Needs</p> <ul style="list-style-type: none"> • All doors would benefit from repainting to prolong their lifespan. Flaking paint should be removed first. • The timber frame of D.02 requires a splice repair to the bottom, suggest 30cm of door frame. 	<p>B</p> <p>B</p>

Windows

	<p>Description</p> <ul style="list-style-type: none"> • Windows to the Nave are arched with decorative stained glass with stone surrounds. • Windows to the Chancel and Vestry are arched windows with plain leaded glass. • All windows are set into ashlar stone surrounds. • Polycarbonate protection is present externally on several windows, W.04, W.05, W.06, W.07, W.08, W.09, W.10, W.11, W.12 and W.14. • A modern full height glazed entrance porch is present adjacent to north elevation, which has sealed double glazed units which are in good condition. 	
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	<p>Condition</p> <ul style="list-style-type: none"> • Windows W.01 & W.13 have broken glass panes. • Generally stone surrounds 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. • The stones below the arch of W.06 appear to be out of line with the arch stones, which indicates some movement has occurred. • The mortar fillet at W.02 is eroding at the bottom. • 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. • W.01 has some damaged panes and the stone surround appears to be damaged at the top. There is a large amount of cob webs. 	
	<p>Repair Needs</p> <ul style="list-style-type: none"> • The PCC should consider Polycarbonate protection to the windows that do not currently have it. • Monitor cracking to the stone surrounds • Repoint Mortar fillets at the bottom of window surrounds 	<p>E</p> <p>M</p> <p>C</p>

10.5. BELOW GROUND DRAINAGE



	<p>Description</p> <ul style="list-style-type: none"> An inspection of the underground drainage was not carried out at this time. 	
	<p>Condition</p> <ul style="list-style-type: none"> Stone are damaged around the gully adjacent to the old entrance door into the vestry. 	
	<p>Repair Needs</p> <ul style="list-style-type: none"> Stones around gully could be replaced 	<p>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>Description</p> <ul style="list-style-type: none"> • 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. • The ceiling to the main nave is flat, plastered with an ornate cornice, there are projecting beams with small corbel supports. • There is a lower flat ceiling below the balcony. • The ceiling to the chancel is open to the underside of the roof and finished with diagonal T&G boarding. 	
	<p>Condition</p> <ul style="list-style-type: none"> • All ceilings appear to be in good condition. • There is a known source of water ingress in the Chancel roof however the timber ceiling appears to be in good condition. 	
	<p>Repair Needs</p> <ul style="list-style-type: none"> • None 	



11.3 INTERNAL WALLS

	<p>Description</p> <ul style="list-style-type: none"> • Walls are plastered and painted throughout, except for half height timber boarding within Nave approximately 6 ft. tall. • Ashlar stone exposed internally to the arch between Nave and Chancel and between Chancel and Organ Chamber. 	
 	<p>Condition</p> <ul style="list-style-type: none"> • There is a large damp patch on the wall next to the old entrance door (D.01) in the vestry. • Plastered walls within the Nave are generally in good condition. Although signs of damp are present in the corner behind the pulpit. • Both stone arches are damp and some delamination of the stone face is occurring at low level. Salt Crystals and Efflorescence are also present. • 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. • There is localised delamination of the plaster from the substrate at low level and the paint finish is peeling. • There is a patch repair with modern cement/ plaster present at low level. • 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. 	


	<p>Repair Needs</p> <ul style="list-style-type: none"> Once the roof has been replaced, brush down loose plaster / salts once the walls have dried out. Once the walls 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. Inspection of the flashing between Nave and Vestry roofs due to evidence of water ingress internally. The flashing may need replacing. 	<p>E</p> <p>C</p>
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11.4 PARTITIONS, SCREENS, PANELLING, DOORS AND DOOR FURNITURE



Partitions, Screens and Panelling

	<p>Description</p> <ul style="list-style-type: none"> There is a decorative timber screen set within the arch between the chancel and nave. Half height timber panelling is present in the Nave and parts of the Vestry. 	
	<p>Condition</p> <ul style="list-style-type: none"> Timber wall panelling and decorative screen within arch all appear to be in good condition and stable. 	
	<p>Repair Needs</p> <ul style="list-style-type: none"> None 	


Interior Doors

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


11.5 FLOORS AND PLATFORMS


	<p>Description</p> <ul style="list-style-type: none"> • The main entrance is carpeted. • The floor to the Nave areas are T&G softwood which are exposed under the pews and carpeted to the central walkway and crossing areas. • The floor to the chancel consists of oak blocks laid in herringbone pattern which is exposed below the pews with carpet to circulation areas. • The sanctuary area has 2 steps faced with marble. The top surface is carpeted except to the alter which has a tile inlay. • The balcony floor consists of T&G timber with carpet in circulation space. • There is an access stair in the vestry up to the balcony 	
	<p>Condition</p> <ul style="list-style-type: none"> • All flooring appears to be in good condition. • The bottom step of the access stair has settled to one side, otherwise staircase appears sound. This is a safety hazard. • There is a gap between stringer and wall, which is unsightly. 	
	<p>Repair Needs</p> <ul style="list-style-type: none"> • Suggest the bottom step is taken apart and re-built level. 	<p>B</p>

11.6 MONUMENTS AND TOMBS


	<p>Description</p> <ul style="list-style-type: none"> • There are a variety of memorial plaques, signs and hanging banners throughout the church including: <ul style="list-style-type: none"> ○ 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. ○ An original Durham Miners banner for the South Hetton Lodge. <p>Condition</p> <ul style="list-style-type: none"> • All in good condition. <p>Repair Needs</p> <ul style="list-style-type: none"> • None 	
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11.7 FIXTURES, FITTINGS AND FURNITURE

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

11.8 ORGAN


	<p>Description</p> <p>The organ, labelled Harrison & Harrison, is located within the Organ Chamber to the north side of the Chancel.</p> <p>Condition</p> <ul style="list-style-type: none"> • There is no evidence in the log book that the organ has been serviced or tuned. <p>Repair Needs</p> <ul style="list-style-type: none"> • Arrange for tuning and inspection by a specialist. 	<p>M</p>
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12. CHURCHYARD AND ENVIRONS

	<p>Description</p> <ul style="list-style-type: none"> • The perimeter boundary to the south is a random rubble stone wall with stone coping and mortar joints. • Along the western boundary is a post and wire fence with a few trees. • 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. • The eastern boundary facing the public highway and footpath consists of a very low random rubble stone wall with stone coping. • Footpaths around the church are of tarmac finish with pin kerb edging. • Gravel margins between buttresses along southern façade and around Organ Chamber. 	
	<p>Condition</p> <ul style="list-style-type: none"> • The Random rubble walls are generally sound, with some vegetation growing up it on northern and southern sections. • The post and wire fencing to the west is mostly missing leaving the boundary open to fields beyond. • The close boarded fence on the northern boundary is in very poor condition with sections missing. • Weeds to tarmac surfaces and between tarmac and pin kerb. • There are some broken paving slabs around the gully below the rain water outlet on the Northern façade of the Nave. 	


	<p>Repair Needs</p> <ul style="list-style-type: none"> • Weeds to be kept in check on tarmac footpaths. This will prolong its life. • A new close boarded fence should be installed along the northern boundary. • New post and wire fencing to be installed along the western boundary to match existing. • Remove all plant growth from Stone walls. • The paving slabs on the northern side of the Nave should be replaced as they could cause damage to the pot pipe below. 	<p>M E E M C</p>
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13. COMMUNITY CENTRE

	<p>Description</p> <ul style="list-style-type: none"> • Bradstone walls • Fibre Cement Slate Roofs with bedded ridge tiles • UPVC Windows 	
	<p>Condition</p> <ul style="list-style-type: none"> • 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. 	

	<p>Repair Needs</p> <ul style="list-style-type: none"> • Monitor cracking above the window lintels. 	<p>M</p>
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14. SERVICES

	<p>Description</p> <ul style="list-style-type: none"> • 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 on a constant background setting to maintain a minimum background level. • As reported in the previous QQ report, <i>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.</i> • There are 2 cast iron radiators in the Sanctuary. • There are several fire extinguishers in the building. • There is no evidence of a lightning protection system on the roof. 	
	<p>Condition</p> <ul style="list-style-type: none"> • The log book indicates the gas boiler was last serviced in March 2017. • The log book indicates a new smart meter was fitted in 2015. • The log book indicates the fire extinguishers have been regularly checked. • The heating and lighting systems are in working condition. • The log book indicates PAT testing of electrical equipment was completed in May 2016. 	

		
	<p>Repair Needs</p> <ul style="list-style-type: none"> The re-roofing of the chancel & nave would create an opportunity for the installation of a lightning protection system. We would encourage the PPC to take specialist advice on this. 	<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
A Urgent, requiring immediate attention	None	0
B Requires attention within 12 months	<ul style="list-style-type: none"> • All doors would benefit from repainting to prolong their lifespan. Flaking paint should be removed first. • The timber frame of D.02 requires a splice repair to the bottom, suggest 30cm of door frame. • Suggest the bottom step is taken apart and re-built level. 	£1,000 To £1,500
C Requires attention within the next 18-24 months	<ul style="list-style-type: none"> • We advise that the roof to the nave and chancel be re-roofed. <ul style="list-style-type: none"> ○ Slates should be replaced with natural slate of a matching size. Welsh slate is preferable due to its durability however good quality Spanish slate can also be used. ○ Installation of a breather membrane will give greater resilience to wind driven rain. ○ Repair or replacement of the ridge tiles. ○ Replacement of flashings at abutments. • During the re-roofing works to the Nave & the Chancel the opportunity should be taken to renew the rainwater goods with a product sized appropriately for the roof and more durable. • Repointing below coping stones required, using a suitable lime mortar, to east elevation. • Re-pointing required to vertical mortar joints below the coping stones in top left (south side) of Organ Chamber • Repoint Mortar fillets at the bottom of window surrounds • Inspection of the flashing between Nave and Vestry roofs due to evidence of water ingress internally. The flashing may need replacing. • The paving slabs on the northern side of the Nave should be replaced as they could cause damage to the pot pipe below. 	£32,000 To £43,000
D Requires attention within the QQ period	<ul style="list-style-type: none"> • Repoint ridge tiles to organ chamber, and at same time, check that they are soundly bedded, and taking remedial action as required. • Areas of repointing to be completed, using a suitable lime mortar, to north & south elevations below string course. And at low level of Vestry west elevation. 	£2,000 To £4,000

Category	Comment	Budget Cost
	<ul style="list-style-type: none"> • Mortar fillet to be repaired to prevent water ingress, on south pitch of vestry roof. • 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. • Some vertical mortar joints to plinth stones and string courses require re-pointing, using a suitable lime mortar, to organ chamber. 	
E A desirable improvement with no timescale	<ul style="list-style-type: none"> • The re-roofing of the chancel & nave would create an opportunity for the installation of a lightning protection system. We would encourage the PPC to take specialist advice on this. The re-roofing of the chancel & nave would create an opportunity for the installation of a lightning protection system. We would encourage the PPC to take specialist advice on this. • Once the roof has been replaced, brush down loose plaster / salts once the walls have dried out. Once the walls 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. • Stones around gully could be replaced (adjacent to D.01, vestry) • The PCC should consider Polycarbonate protection to the windows that do not currently have it. • Redecoration of aging internal door finishes • A new close boarded fence should be installed along the northern boundary. • New post and wire fencing to be installed along the western boundary to match existing. 	£11,000 To £17,000
M Routine maintenance	<ul style="list-style-type: none"> • Monitor slates and re-fix any which continue to slip, or are blown off. • Monitor cracks in mortar verges and carry out repairs should any fall out before the next inspection. • Clear the gutters of debris. • Brush off the worst of any remaining efflorescence. • Arrange for tuning and inspection of Organ by a specialist. • Remove all plant growth from stone walls, particularly copings. • Keep moss and plant growth in check on the tarmac footpaths. This will prolong it's life and avoid it becoming a slip hazard • Continue regular PAT testing for electrical equipment. • Continue regular fire extinguisher testing • Weeds to be kept in check on tarmac footpaths. This will prolong its life. • Monitor cracking to walls above and below W.03 • Monitor cracking above Door D.01 • Monitor cracking to the window stone surrounds • Monitor cracking above the community hall window lintels. 	Not applicable

16. MAINTENANCE PLAN

The following is a 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>

18. APPENDIX 1 - REPORT ON ROOF INSPECTION