

Parish Church of All Saints  
Stranton

Diocese of Durham  
Archdeaconry of Durham  
Deanery of Hartlepool

Quinquennial Inspection Report  
January 2018



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Church

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20 <sup>th</sup> September 2017 Cold, bright sunshine

Professional Advisor

Date of Inspection

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<b>A Brief Description of the Building</b>	
A1	<p><i>Background and General:</i></p> <p>The Church consists of a Nave flanked by aisles (with 2-bay arcades) and Chancel with Organ Chamber to its south and a side ('Fulthorpe') chapel to its north. Kitchen (formerly Clergy Vestry) and Choir Vestry wings project to the north of this Chapel and the North Aisle respectively. The west Tower is open to the Nave and has a gallery with Vestry under in its lower stage, with Ringing Chamber and Belfry in the upper stages. The Nave has a clerestory on the south side only. The main entrance is through the South Porch.</p>
	<b>General Description of Church:</b>
A2	The church is essentially medieval, with some fragments of 12 <sup>th</sup> century work surviving in the Chancel. The 14 <sup>th</sup> century is represented by the south arcade and several window surrounds (some re-sited in later walls), whilst the Tower, side Chapel arcade and other window surrounds are fifteenth century work. Much of the exterior is 19 <sup>th</sup> century restoration, as is the north arcade. The Organ Chamber was added in 1889. Recent internal alterations include enclosure of the Fulthorpe Chapel (1977) and construction of the Gallery in the Tower with Vestry beneath (1991).
A3	Externally, the walls are of a mixture of sandstone and (predominantly) magnesian limestone, both outcropping locally, whilst the main roofs are covered with Lake District, Welsh or (in the case of the Chancel/Fulthorpe Chapel) imported slates.
A4	The Church stands in an ancient graveyard which forms a high mound from the south, though the slope to the north is much less pronounced. Substantial stone boundary walls retain the high ground level of the churchyard.
A5	The Church sits within the Stranton Conservation Area. (see Appendix D).
<b>B Scope of Report</b>	
B1	This report, the first undertaken on this Church by the writer, is based on findings of a number of visits, finalised in 2017. The weather was generally good with a dry summer and autumn. Viewing was made from ground level and tower with the aid of binoculars.
B2	A photographic record was made internally and externally of representative views.
B3	The following inaccessible parts were not included in the inspection: <ul style="list-style-type: none"> <li>i) Voids below floors</li> <li>ii) Void above south Aisle ceiling, and any other hidden roof voids</li> <li>iii) Interior of the Organ</li> </ul>
B4	Roofs were examined internally from floor levels and externally from ground levels and from the top of the Tower.
B5	See Appendix 'A' in this report for a full description of limitations of the inspection.

1.0	<b>Previous Inspections</b>
1.1	<p>This is the first time the writer has reported on this church.</p> <p>Previous reports form a valuable record of the condition of the building and of the work carried out over the past 40 years and all surviving copies should be kept.</p> <p>Previous reports are dated:  1978 (A. Lee)  1983 (A. Lee)  1988 (A. Lee)  1993 (C. Downs)  1999 (C. Downs)  2004 (C. Downs)  2012 (C. Downs)</p>
1.2	<p>In addition to quinquennial reports, a specialist report on the bells dated June 2012 by O &amp; P Bell Maintenance was studied, as was a test report on the lightning conductor in the same month by Harrison's.</p>
1.3	<p>The author has previously submitted reports on Access Issues (November 2016) and Accessibility Proposals/QI Preview (December 2017).</p>
2.0	<b>General Condition of the Church and Recent Repairs</b>
2.1	<p>The writer follows in the footsteps of only two other Inspecting Architects over the last four decades. Readers will hopefully appreciate that this report replays significant elements of previous reports. The following remarks inevitably concentrate on the defects noted during the inspection, but it must be emphasized at the outset that the Church is in fair condition overall, evidently well looked after with much good work having been done in recent years. This report is intended to help direct the efforts of those responsible towards an orderly programme for the work needed in the foreseeable future.</p>
2.2	<p>Repairs and works in the last two quinquennial periods have included:</p> <ul style="list-style-type: none"> <li>• Repair of the masonry of the south clerestory together with re-glazing of its windows</li> <li>• Re-slating of the south Aisle and Organ Chamber roofs and those of both the northern Vestries together with overhaul/renewal of their rainwater gutters; re-pointing of the chimney stack; addition of gutter/spitter to east end of north side of Chancel (all in 2010, grant-aided by English Heritage)</li> <li>• Replacement of heating boiler (by G. Robinson of Billingham, November 2010)</li> <li>• Testing and checking of electrical installation (2012)</li> <li>• Testing of lightning conductor (2012)</li> <li>• Removal of defective tree in churchyard (by Local Authority)</li> <li>• Organ tuned (July 2013)</li> <li>• Temporary repairs to roof after lead theft (August 2013)</li> <li>• Boiler/clock serviced (October 2013)</li> <li>• Condensate pump replaced on boiler (November 2013)</li> <li>• Electrical repair work completed (April 2014)</li> <li>• Organ tuned (June 2014)</li> <li>• Security system serviced (August 2014)</li> <li>• Repair works to south transept; stolen head replaced with Masterform (February 2015)</li> <li>• New lightning conductor re-sited (March 2015)</li> <li>• Peal board erected in Tower (March 2015)</li> <li>• Locks in main safe door replaced (April 2015)</li> <li>• Repair to Fulthorpe Chapel flashings; gutters cleaned out (January 2016)</li> <li>• Repair to bolts of inner porch doors (February 2016)</li> </ul>

	<ul style="list-style-type: none"> <li>• Basin taps replaced in cloakroom off kitchen (March 2016)</li> <li>• Broken windows in strong room and kitchen lobby replaced (April 2016)</li> <li>• Ball valve replaced in tank for central heating system</li> <li>• Noticeboard refurbished (May 2016)</li> <li>• Gutters and gulleys cleared; downpipes secured, hole in one downpipe repaired (May 2016)</li> <li>• Handrail and front and rear gate painted (July 2016)</li> <li>• Ridge tiles re-bedded and 5 roof slates on nave roof (August 2016)</li> <li>• Clock serviced (September 2016)</li> <li>• Flagpole stays renewed (September 2016)</li> <li>• Boiler serviced (September 2016)</li> <li>• Unevenness in pathway to Church made good (October 2016)</li> <li>• Gaps around glazing to Choir Vestry window filled (October 2016)</li> <li>• Alarm system serviced (February 2017)</li> <li>• Fire extinguishers inspected (March 2017)</li> <li>• Clock serviced (August 2017)</li> <li>• Gulleys weeded and swept (September 2017)</li> <li>• Alarm system serviced (October 2017)</li> <li>• Boiler serviced, and new igniter fitted (November 2017)</li> <li>• Faulty light switch replaced (November 2017)</li> </ul>
<b>3.0</b>	<b>General Structure</b>
3.1	The building remains fundamentally stable despite widespread evidence of foundation movement having occurred in the past. Review of the various crackings and distortions recorded in previous inspections suggest that there has been no significant development in recent years and they should merely be reviewed again next time round. I would however indicate that specific areas of cracking should now be monitored on at a least twice-yearly basis.
3.2	<p>Evidence of past woodworm activity in roof timbers, etc., was recorded in previous inspections and these also mention that treatment was carried out in 1957/8. Continuing attack was seen in the course of this inspection.</p> <p>Inspection of the roof void to the north Aisle revealed levels of woodworm activity requiring immediate treatment and thorough, detailed inspection of all structural timbers in that vicinity. (Woodworm in north aisle loft evident in Fig 10, Fig 11, Fig 12 - Appendix B).</p> <p>There are also signs of infestation to the underside of the Fulthorpe Chapel ceiling (see Fig 1 – Appendix B).</p> <p>Presumably the wooden chest standing on the threshold of the Nave roof access hatch in the Ringing Chamber has been treated.</p>
3.3	The phenomenon noted in the previous two inspections whereby many of the timbers of the Nave roof are suffering from efflorescing salts apparently bursting through the surface of the wood and falling to the ceiling below is ongoing. As suggested in those reports, this does not appear to be destructive, but the timbers should be checked over from time to time.
3.4	The previous inspection noted that the investigation of the south Aisle roof structure in preparation for its re-slating in 2010 revealed that some of the secondary elements were inadequate for their tasks and additional timbers were therefore added to bring it up to standard.
3.5	Rising damp, causing efflorescing salts to appear at various places on the lower parts of the external walls, remains prevalent but there seems no need for action on this, as the resulting gradual erosion of the stonework remains within acceptable limits.

	Wainscoting to perimeter walls will tend to hide this phenomenon but it is an inevitable outcome of higher generalized heating levels (see Fig 2 – Appendix B).
3.6	In view of the potential for moisture ingress and retention, storage items in the Heating Chamber should either be isolated from the walls and floor with damp-proof subgrade material or removed altogether, to avoid initiating an outbreak of dry rot. Any redundant materials should also be removed.
4.0	<b>External Wall Surfaces</b>
4.1	The external walls comprise a mixture of local magnesian limestone and regional calcareous sandstone. Much of the general walling is predominantly the former, with scattered blocks of the latter, whilst the window surrounds and other architectural features tend to be all in either one or the other. The 19 <sup>th</sup> century additions are of sandstone, as are some of the renewals carried out in the 20 <sup>th</sup> century. The relatively recent renewals of window surrounds and especially to the Tower parapets, are of magnesian limestone from the Cadeby/Tadcaster vein.
4.2	<p>The 2010 repairs to the south clerestory of the Nave involved replacement of the most badly eroded stones, re-dressing of earlier rather poorly integrated renewals and total re-pointing with a lime-based mortar. As part of the same project, in conjunction with re-slating of the south Aisle roof, the east gable of the Aisle was consolidated and on its west gable the copings together with the badly eroded stones immediately beneath were renewed. This dealt with the main concerns regarding the external masonry identified in the 2004 report.</p> <p>For these south clerestory repairs a random mixture of magnesian limestone and different colours of sandstone was used in order to maintain the overall character. This mixing of limestone and sandstone is very common along the coast of County Durham, where the north end of the magnesian limestone belt runs into the sea, and the stones appear chemically compatible, with no clear evidence of run-off from one causing accelerated erosion of the other (according to the textbooks, sandstone will always suffer under limestone).</p> <p>Both stones are liable to erode quite rapidly in any case, and the magnesian limestone is very heavily weathered in places, particularly on the Tower. The restoration of the Tower carried out before the 1988 quinquennial inspection seems to have been very thorough, leaving the exterior in good order for the foreseeable future. That work was continued in 1998 by limited stonework renewal and re-pointing of the most heavily eroded parts of the wall faces within the Belfry. Further work of this nature remains inevitable but not within the next five years.</p>
4.3	A repair of the western footstone /kneeler of the gable of the south Porch mentioned in previous reports has since failed altogether and further repair should now be undertaken using a suitable resin adhesive and stainless steel pins. A similarly poor plastic repair has been made to the column head.
4.4	<p>Erosion caused by rising damp, already mentioned under Section 3, 'General Structure' above, has caused the pointing to perish in places, particularly along the west wall of what is now the Vestry in the base of the Tower and the west wall of the south Aisle.</p> <p>The technique mentioned in previous inspections i.e. careful brushing down with bristle brushes to remove loose surface material and the salts themselves, followed by re-pointing with a soft lime-based mix in the hope that this will act as a sacrificial 'poultice' and draw the salts out of the stone, still stands as a working solution to the issue, however this should be considered a palliative procedure.</p>
4.5	Areas of surface powdering or salt crystallization, such as that down the northern jamb of the east window of the Fulthorpe Chapel, should merely be brushed down with a stiff bristle brush to remove the loose material.

4.6	The unsightly brick filling to the former window opening in the west wall of the Choir Vestry could do with being rendered over, as suggested in previous reports.
<b>5.0</b>	<b>Roof Coverings</b>
5.1	On the north side of the church, the slating of the principal roofs (to Nave and Chancel) sweeps down without interruption over the ancillary spaces (north Aisle and Fulthorpe Chapel). The Nave and north Aisle are covered with green Lake District slating which appears to remain in good order generally.
5.2	The south Aisle roof was re-covered in 2010, with new, larger, green Lake District slates appropriate to the relatively flat pitch. This has left it in excellent condition. As part of the same project, the roofs of the Organ Chamber and both the northern vestry projections were stripped and re-slatted, re-using the best of the original slates made up with sound second-hand material.
5.3	The roof over the Chancel and Fulthorpe Chapel was re-slatted prior to the 1988 quinquennial report, with what appear to be imported slates (although they could possibly be grey Burlingtons), and these remain in good order. The South Porch roof is believed to have been re-slatted at much the same time, with Welsh slates, and also remains in good condition.
5.4	The pointing to the ridges and the mortar fillets at abutments appear to be serviceable.
5.5	The lead lining to the valley between the east gable of the South Aisle and the west slope of the Organ Chamber was renewed before the 1993 inspection, and that to the raking valley below this, where the slating of the two roofs actually meets, was renewed as part of the 2010 repair project.
5.6	As noted in previous inspections, the roof of the Tower is covered with bituminous felt, presumably on an earlier asphalt layer which is still evident in the gutters. The blistering of the felt has been mentioned in the last two reports and is now appreciably worse, with one of the larger blisters potentially compromising waterproofing. There is some initial progressive splitting to the asphalted perimeter gutter and vegetable material is blocking one rainwater outlet.
5.7	The condition and arrangement of the hinges/bolt on the Tower roof access hatch are such that it cannot be closed easily. Access to the Tower roof through the bell chamber is extremely tortuous and although there is a galvanized handrail adjacent to ladder to the roof trapdoor, specific hand and foot holds should be clearly available and adequately marked along an acceptable access route. This could form part of the Bell frame maintenance procedure.
<b>6.0</b>	<b>Rainwater Disposal System</b>
6.1	As part of the 2010 repair campaign, a gutter/spitter arrangement was fitted to the short length of eaves at the east end of the north slope of the Chancel roof and this seems to have solved the problem of water spilling down the stonework of the buttress below.
6.2	Within the Tower, the plastic downpipes from the gutter outlets, though of a sensibly large diameter, follow a rather tortuous route and will need to be checked regularly to ensure that they remain free-flowing - there was one blockage at the time of this inspection (see item 5.6).
6.3	The cast iron eaves gutters and downpipes on the south Porch and Choir Vestry begin to show signs of rust generally and consideration should be given to repainting within the next five years, together with sealing of the gutter joints if found necessary. At the same time the metal brackets supporting the anti-climbing vanes should be painted too.
6.4	All the gutters, downpipes and gullies should be checked and cleared out regularly (twice a year is the normal recommendation).



7.0	<b>External Windows and Doors</b>
7.1	<p>Several of the windows of the Church contain stained glass, some of good quality and all in the form of memorials so worthy of careful preservation on that account alone. Unfortunately, as recorded in previous reports, the church has suffered repeated break-ins and vandalism in the past, necessitating repairs to this glass, particularly the lower panels of the windows on the north side.</p> <p>Happily, the last round of repairs in 1998 displayed a much higher standard than some of the earlier repair efforts.</p> <p>Although still marred by some of those older repairs, the glass appears to remain in fair condition throughout; this despite noticeable bowing in some of the panels. It is understood that a photographic record of the stained glass has been made, following the recommendation of a previous report.</p>
7.2	<p>Polycarbonate overglazing has been installed over virtually all the accessible windows over the years. As commented in previous reports, the quality of installation has been very variable, with the sheeting sealed round with putty or mastic in some cases. This material would be best removed (or at least not replaced as it perishes) to allow free ventilation around the edges of the sheets.</p> <p>Although a valuable defence against stone-throwing, the overglazing has proved to offer little resistance to determined intruders and if further break-ins are attempted it would be worth combining polycarbonate with stainless steel window bars (arranged to look like medieval ironwork).</p>
7.3	<p>As recorded in previous reports, some of the windows to the Vestry and Kitchen wings on the north side of the church have been glazed with fibreglass 'Meshlite' or 'Vandalite', which incorporates a steel diamond lattice mesh. Though reasonably resistant to attack this form of glazing is ultimately both disfiguring and depressing. Most of the windows that have it also have steel bars internally as a second line of defence. Again, the design of these does not rise above the purely utilitarian and the effect on the interiors concerned is far from uplifting.</p> <p>Here too, a combination of polycarbonate sheet and medieval-style ironwork (set externally) would be a worthwhile improvement and this should be considered soon as the 'Meshlite' is severely discoloured and in some instances showing signs of breaking down.</p> <p>In the meantime, gaps which have begun to open up between the glazing and the (eroded) stone surround of the Choir Vestry window could do with filling with a suitable lime mortar.</p>
7.4	<p>As part of the 2010 repair works, the clerestory windows of the Nave were re-glazed with new leaded glazing in 'Gothick' style to be more in keeping with their surrounds than the previous plain sheeting. The rusting iron vent frames were dispensed with altogether.</p>
7.5	<p>The iron grilles/air bricks in the north and south Aisle walls could do with being painted a muted colour to blend them in with the stonework. At the same time the steel box at the base of the north wall of the Kitchen wing (protecting drainage connections) needs painting to inhibit rust.</p>
7.6	<p>The heads of the Belfry openings have un-coloured obscure glass, mortared directly into the stone surrounds. The lack of any flexibility in this fixing method has resulted in cracking of the glass but no action is needed on this.</p> <p>Wire mesh to louvres should be checked and gaps around timber frames filled, with additional timber scribed to stonework</p>

7.7	The external doors seem to be in good order generally, but periodic redecoration should be continued. It was suggested that additional security to the view panels to the main entrance doors could be provided, with either acrylic or Georgian wired glass.
<b>8.0</b>	<b>Tower, Spire, Bells and Frames</b>
8.1	The ring of eight bells, including two of ancient origin and six dated 1908, is mounted in a steel frame. A report dated June 2012 from O & P Bell Maintenance advises that some of the moving parts will need replacement before long, possibly within the next five years. A phased programme of replacement of the bell ropes appears to have been installed.
8.2	O & P also draw attention to the need to repaint the steelwork of the bell frame and the metal straps and bolts, etc., of the bell fittings, as recommended in previous quinquennial reports (see Fig 3, Fig 4 – Appendix B).
8.3	The steelwork in the void below the Belfry floor could be painted at the same time (see Fig 5 – Appendix B).
8.4	The crenelated lower parapet is in good condition but there are very early signs of stone deterioration to the square bases to the crocketed pinnacles.
<b>9.0</b>	<b>Roof Structure</b>
9.1	Concrete Tower roof structure appears to be in good order (see Fig 6 – Appendix B).
<b>10.0</b>	<b>Internal Partitions</b>
10.1	Improved access arrangements to the Fulthorpe Chapel, including rearranging doors in the glazed screen, are being considered.
<b>11.0</b>	<b>Internal Ceilings</b>
11.1	The Nave and Aisles have plastered ceilings. These seem to remain in fair condition, with no significant development of the damp stains and slight crackings across the Nave ceiling noted in previous inspections.
11.2	The south Aisle ceiling was repaired and repainted in 2010 following re-slating of the roof above. Removal of the wall plaster at some time in the past has left ragged edges to these ceilings and small fragments of stone and plaster have been falling through the gap at the west end of the Nave.
11.3	As indicated in item 3.2, there are signs of woodworm infestation to the underside of the Fulthorpe Chapel ceiling (see Fig 1 – Appendix B).
<b>12.0</b>	<b>Internal Walls</b>
12.1	Only in the Choir Vestry and Kitchen are the walls plastered.
12.2	Damp penetration has slightly damaged the decoration (and possibly the underlying plaster) on the north wall of the Choir Vestry at window springing level and just to its east, but this seems no worse than previously. The dampness may have been eliminated by the re-slating of the roof but if it persists, pointing of the open joints between the gable watertabling stones may be the answer.
<b>13.0</b>	<b>Internal Doors</b>
13.1	Internal doors seem to be in good order for the most part.

13.2	The handle on the WC door has been repaired since the last inspection but the steel plate added to reinforce the strong room door frame still requires painting.
<b>14.0</b>	<b>Internal Decoration</b>
14.1	The paint is peeling from the walls in the Kitchen and adjacent Entrance Lobby, and there is evidence of cracking to the head of the northeast window, as well as efflorescence at ground floor level.
14.2	The upper parts of the walls of the Ringing Chamber are limewashed directly onto the sandstone walling and, as commented in previous quinquennials, have now reached the stage where re-coating is desirable.
<b>15.0</b>	<b>Floors and Balconies</b>
15.1	The floors throughout the main body of the church are of solid construction, carpeted for the most part in the Fulthorpe Chapel, Chancel, Choir Vestry, new Vestry and the passageways in the Nave and Aisles; woodblock in the rest of the worship area.
15.2	Vinyl sheet has been laid in the Kitchen and other 'wet' areas. All seem to be in fair condition and the carpet in the Sanctuary no longer appears loose.
<b>16.0</b>	<b>Fixtures and Fittings</b>
16.1	<i>Organ:</i> The Organ was not examined in detail, tested or played as part of this inspection. It dates from the building of the Organ Chamber in 1889 (original maker unknown), and was modified from tracker to electromechanical action in the course of a rebuilding in the 1960's. It is reported to be in regular use, subject to a maintenance agreement and in good order apart from a couple of minor defects.
16.2	<i>Flagpole:</i> The wire stays on the flagpole have been renewed since the last inspection. In addition, one of its concrete supports has had repair.
16.3	<i>Monuments:</i> As noted in previous reports, there are a number of wall tablets within the Church and, though none are outstanding, a couple are quite good examples of the work of their age. All seem to be in fair and stable condition, though that dating from 1799 on the south wall of the south Aisle, just west of the easternmost window, is badly discoloured and could do with cleaning by a specialist conservator, as suggested in recent reports.
<b>17.0</b>	<b>Heating Installation</b>
17.1	The heating installation consists of a central gas-fired boiler serving large diameter cast iron pipework and apparently only one radiator. The boiler was replaced in 2010 with a new Remaha 110 ECO condensing unit, reported to be extremely effective.
<b>18.0</b>	<b>Electrical and Lighting Installation</b>
18.1	As recorded in previous reports, the electrical installation was almost completely re-wired in 1999, to a high standard, and the present lighting scheme dates from that time. Routine checking and testing is understood to have been commissioned.
18.2	A review of the lighting is being considered during this quinquennial period, in order to provide more efficient luminaires.

18.3	<i>Lightning Conductor:</i> The earthing efficiency of the lightning conductor should be subject to regular testing and certificate retained with the Log Book.
<b>19.0</b>	<b>Fire Precautions</b>
19.1	The church is adequately equipped with fire extinguishers, serviced annually.
<b>20.0</b>	<b>Security</b>
20.1	See Section 7 'External Windows and Doors' for various security measures.
<b>21.0</b>	<b>Sanitary Facilities</b>
21.1	The plumbing and sanitary fittings in the Choir Vestry/Kitchen wings remain in good order.
21.2	The WC compartment off the Choir Vestry however, is not arranged adequately for wheelchair users, with particular reference to the Building Regulations.
<b>22.0</b>	<b>Disabled Provision and Access</b>
22.1	A separate examination of access throughout the buildings has highlighted the issues of a lack of provision of a fully accessible WC and the necessity to exit the Church to utilise a level access route to the Choir Vestry WC.
<b>23.0</b>	<b>Bats</b>
23.1	No surveys undertaken.
<b>24.0</b>	<b>Churchyard</b>
24.1	The ancient burial ground surrounding the church was closed in the 19 <sup>th</sup> century and is generally well maintained by the Local Authority, who are presumably responsible for the floodlighting too. Though several of the headstones are leaning noticeably all seem secure and the Local Authority is understood to carry out periodic checks.
24.2	Since the 2004 inspection, one of the churchyard trees has been removed. Another is scheduled for removal and a third at risk, the latter two being Cherry Blossom trees. This species is currently suffering a widespread and fatal blight.
24.3	The stone paving of the main approach path has been disrupted by severe winter frosts. Re-bedding and re-pointing has repaired most of the damage but a limited amount of further work of this kind is desirable.
24.4	The boundary walls and churchyard paths seem to remain in fair condition generally, but some filling and pointing is needed towards the southern end of the western boundary. This retaining wall around the south-west corner appears to be moving outward gradually, perhaps another consequence of recent severe winters, but does not yet seem unstable. This should be kept under observation. Some re-pointing is also desirable to the walling flanking the main path just inside the southern gate piers.
24.5	Various handrails and railings around the exterior of the church and in the Churchyard have all been painted since the previous inspection.
24.6	At the time of the inspection the church notice board was in good order.

25.0	<b>Log Book</b>
25.1	Continue to maintain Log Book.

RECOMMENDATIONS	Price (£)
<b>URGENT WORKS REQUIRING IMMEDIATE ATTENTION - Category 1</b>	
None	
<b>WORK RECOMMENDED TO BE CARRIED OUT DURING NEXT 12 MONTHS - Category 2</b>	
Holding repairs to bituminous felt covering of Tower roof; replacement of hinges/shoot bolts on its access hatch	<b>£2,500.00- £4,500.00 (excl. tree works by LA)</b>
Filling of gaps around glazing of Choir Vestry windows	
Implementation of any safety recommendations arising from testing of electrical installation; re-direction of light fittings	
Clearing of damp-susceptible lumber from Heating Chamber	
Bringing down of any substantial loose lumps of plaster/masonry from western edge of Nave ceiling	
Masonry repair of broken gable footstone on Porch	
Replacement of bird guard mesh in Belfry openings	
Re-finishing of external doors; minor attention to internal doors	
Comprehensive woodworm treatment to loft spaces/exposed timber	
Testing of lightning conductor installation	
Attention to churchyard trees (by Local Authority)	
<b>WORK RECOMMENDED TO BE CARRIED OUT DURING NEXT 5 YEARS - Category 3</b>	
Repainting of cast iron rainwater goods, etc., on Porch and Choir Vestry	<b>£5,500.00- £8,500.00</b>
Painting of bell frame metalwork and steel beams below; new limewashing of upper walling in Ringing Chamber; creation of safe access arrangement to roof	
Re-painting of handrails, railings, fencing, etc., in Churchyard	
Keeping structural movement of Clergy Vestry (now Kitchen) wing under observation	
Re-covering of Tower roof if holding repairs fail	
Consideration of replacing 'Meshlite' glazing with something better	
Consideration of modification of WC compartment to meet accessibility standards	
Minor re-pointing and consolidation of boundary walls and stone paving; keeping possible movement in south-west retaining wall under observation.	
<b>WORK TO BE CONSIDERED BEYOND 5 YEARS - Category 4</b>	
Further repair and re-pointing of masonry externally and in Belfry	
<b>ITEMS FOR FURTHER INVESTIGATION</b>	
Water ingress at western head of north ail	

## **APPENDICES**

### **Appendix A - General Information:**

This report is not a specification for the execution of works and must not be used as such. It is a general report only as required by the Inspection of Churches Measure 1955.

The Architect has indicated in it such maintenance items, if any, which may safely be carried out without professional supervision.

Conservation and repair of Churches is a highly specialised subject if work is to be carried out both aesthetically and technically in the best manner, without being wasteful in expenditure. It is, therefore, essential that every care is taken to ensure that no harm is done to the fabric or fittings and when the Parochial Church Council is ready to proceed it should instruct the Architect accordingly, when he will prepare specifications and schedules and arrange for the work to be carried out by an approved Contractor under his direction.

Costs on much of the work or repairing Churches cannot be accurately estimated because the full extent of damage is only revealed as work proceeds, but when the Architect has been instructed to prepare specifications he can obtain either firm prices or considered approximate estimates, whichever may be appropriate.

The Architect will be glad to help the Parochial Church Council complete an appeal application to a charitable body if necessary, or to assist in applying for the essential Faculty or Archdeacon's Certificate.

#### **Scope of Report:**

The Report is based on the findings of an Inspection made from the ground and from other easily accessible points, or from ladders provided by the Parochial Church Council, to comply with the Diocesan Scheme under the Inspection of Churches Measure 1955.

It is emphasised that the inspection has been purely visual and that no enclosed spaces or inaccessible parts, such as boarded floors, roof spaces, or hidden timbers at wall heads have been opened up for inspection. Any part which may require further investigation is referred to in the appropriate section of this Report.

#### **Cleaning of Gutters etc.**

The Parochial Church Council is strongly advised to enter into an annual contract with a local builder for cleaning out the gutters and downpipes twice a year.

#### **Pointing and Masonry:**

Wherever pointing is recommended it is absolutely essential that the procedure in item (a) of this appendix be adhered to as without proper supervision much harm can be done to the fabric by incorrect use of materials and techniques.

#### **Heating Installation:**

Subject to any comments to the contrary in Section 19.0 of this Report, the remarks in this Report are based only upon a superficial examination of the general condition of the heating installation, particularly in relation to fire hazards and sightliness. The installation and maintenance of any oil-fired equipment should be in accordance with current editions of the British Standards Code of Practice CD 3002 and British Standards BS799.

NB: A proper examination and test should be made of the heating apparatus by a qualified engineer each summer, prior to the start of the heating season and the report of such examination should be kept in the Church Log Book.

The Parochial Church Council is strongly advised to consider arranging a regular inspection contract.

Wherever practicable, subject to finances, it is recommended that the installation be run at a low setting throughout the week, as distinct from being 'ON' during services only, as constant warmth has a beneficial effect on the fabric, fittings and decorations.

**Electrical Installation:**

Any electrical installation should be tested every quinquennium and immediately if not done within the last five years (except as may be otherwise recommended in this Report) by a competent electrical engineer or by the Supply Authority and an insulation resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the Church Log Book.

Where no recent report or certificate of inspection from a competent electrical engineer (one who is on the Roll of Approved Contractors issued by the National Inspection Council for Electrical Installation Contracting) is available, the comments in this Report are based upon a visual inspection made without instruments of the main switchboard and of sections of wiring selected at random. Electrical installation for lighting and heating, and other electrical circuits, should be installed and maintained in accordance with the current editions of the Institution of Electrical Engineers Rules and the more specific recommendations of the Council for the Care of Churches, contained in the publication "The Lighting of Churches".

**Lightning Conductors:**

As a defective conductor may attract lightning, the lightning conductor should be tested every quinquennium in accordance with the British Standard Code of Practice (current edition) by a competent electrical engineer and the record of the test results, conditions and recommendations should be kept with the Church Log Book.

Conductors on lofty spires and other not readily accessible positions should be closely examined every ten years, particularly the contact between the tape and the vane rod or finial. If the conductor tape is without a test clamp, one should be provided above ground level.

**Maintenance between Inspections:**

Although the Measure requires the Church to be inspected by an Architect every five years it should be realised that serious trouble may develop between surveys if minor defects such as displaced slates and leaking pipes are left unattended.

**Fire Insurance:**

The Parochial Church Council is advised that the fire insurance cover should be periodically reviewed to keep pace with the rising cost of repairs.

At least one fire extinguisher should be kept in an easily accessible position in the Church, together with an additional extinguisher of the foam or CO<sub>2</sub> type where heating apparatus is oil fired.



**Appendix B – Photographic Survey:**



Fig 1. Evidence of woodworm,  
Fulthorpe Chapel ceiling



Fig 2. Rising damp/efflorescence



Fig 3. Corrosion to bell frame



Fig 4. Corrosion to bell frame



Fig 5. Steelwork,  
Belfry floor void



Fig 6. Tower roof structure

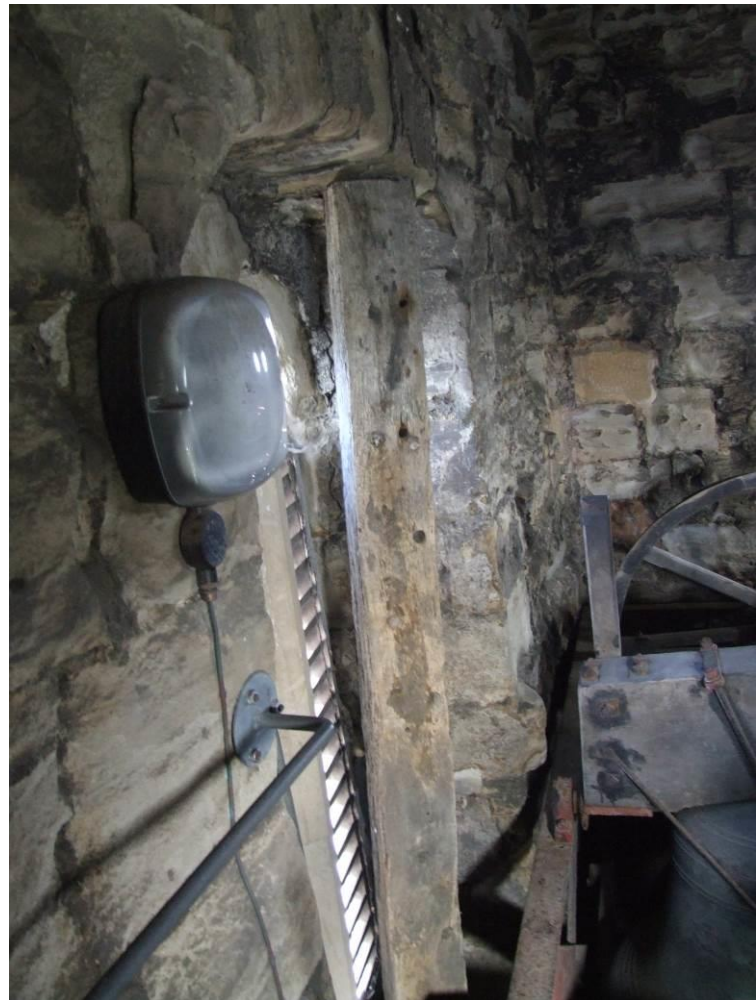


Fig 7. Western louvre opening,  
timber temporary support,  
Bell Chamber



Fig 8. East gable wall above window, Fulthorpe Chapel



Fig 9. East gable wall above northernmost window, Kitchen area



Fig 10. Evidence of woodworm, north aisle loft



Fig 11. Evidence of woodworm, north aisle loft



Fig 12. Evidence of woodworm, north aisle loft



Fig 13. Heavily eroded Churchyard gate posts

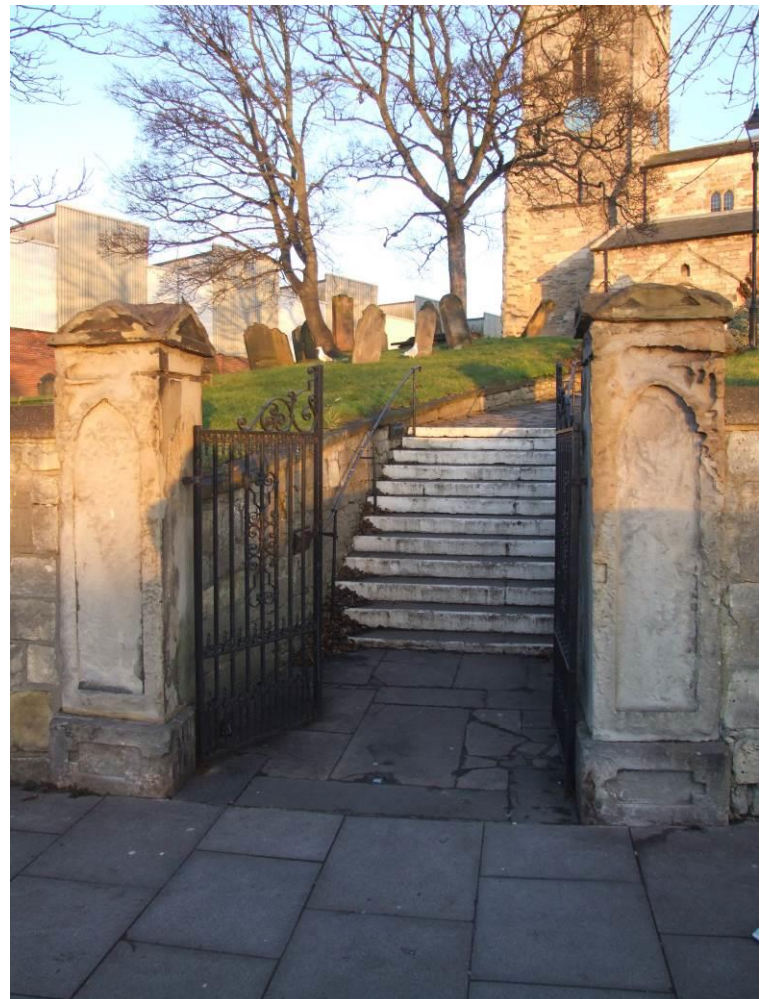






Fig 14. Small area of open joints to retaining wall



Fig 15. Main entrance door, suggested re-glazing of view panels; redecoration of metalwork/timber



Fig 16. Missing kerb access to pathway



Fig 17. Stained glass protection, some tightly pointed in, latter with recommended air gap to perimeter





Fig 18. Localised area of extreme erosion to Tower



Fig 19. Repair required to termination of water tabling



Fig 20. Localised cracking to Porch east gable





Fig 21. Central vertical cracking  
below Organ Chamber,  
south window

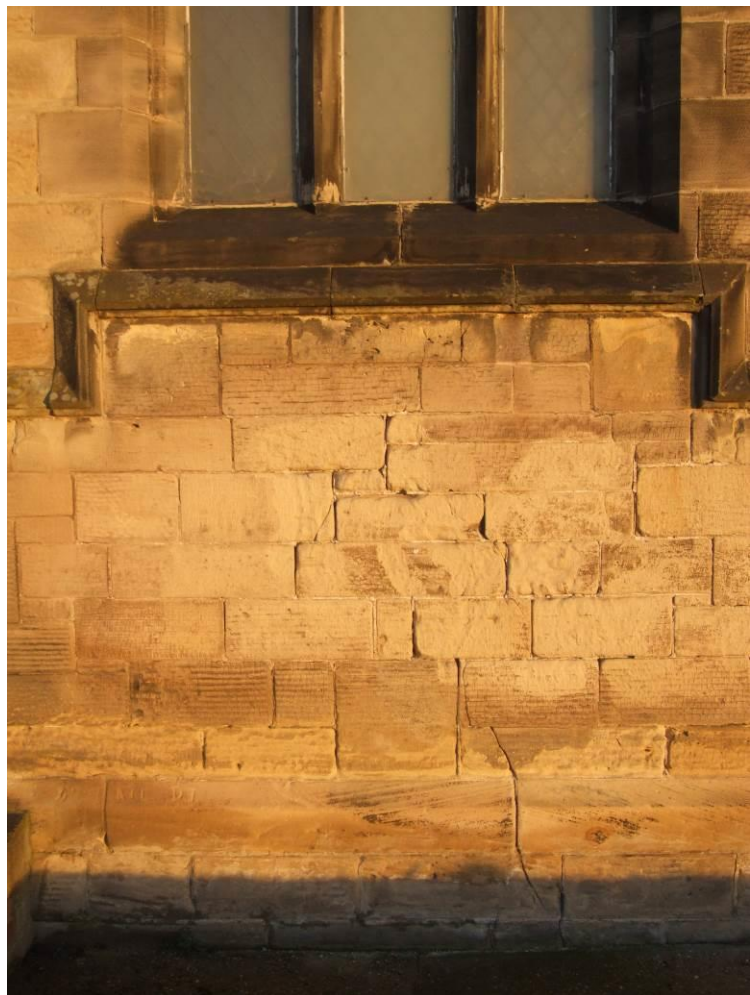


Fig 22. Detail of above



Fig 23. Central vertical cracking below east chancel window



Fig 24. Perimeter channel below Clergy Vestry, east elevation





Fig 25. Window detail showing glazing and repointing, Choir Vestry



Fig 26. Eroded kneeler, north aisle, west gable



Fig 27. Detail of Choir/north aisle junction; likely area of water ingress



Fig 28. Mass concrete retaining wall to Brewery access road



Fig 29. Tree growth, potentially compromising wall condition

## Appendix C – Listing Document:

### List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: CHURCH OF ALL SAINTS

List entry Number: 1250534

Location: CHURCH OF ALL SAINTS, CHURCH ROW, CHURCH OF ALL SAINTS, STRANTON

The building may lie within the boundary of more than one authority.

County:

District: Hartlepool

District Type: Unitary Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II\*

Date first listed: 24-Mar-1950

Date of most recent amendment: Not applicable to this List entry.

### Details

HARTLEPOOL STRANTON NZ 5031 & 5032 (NZ 53 SW) (west side)

4/116 & 10/116 Church of All Saints 24.3.50

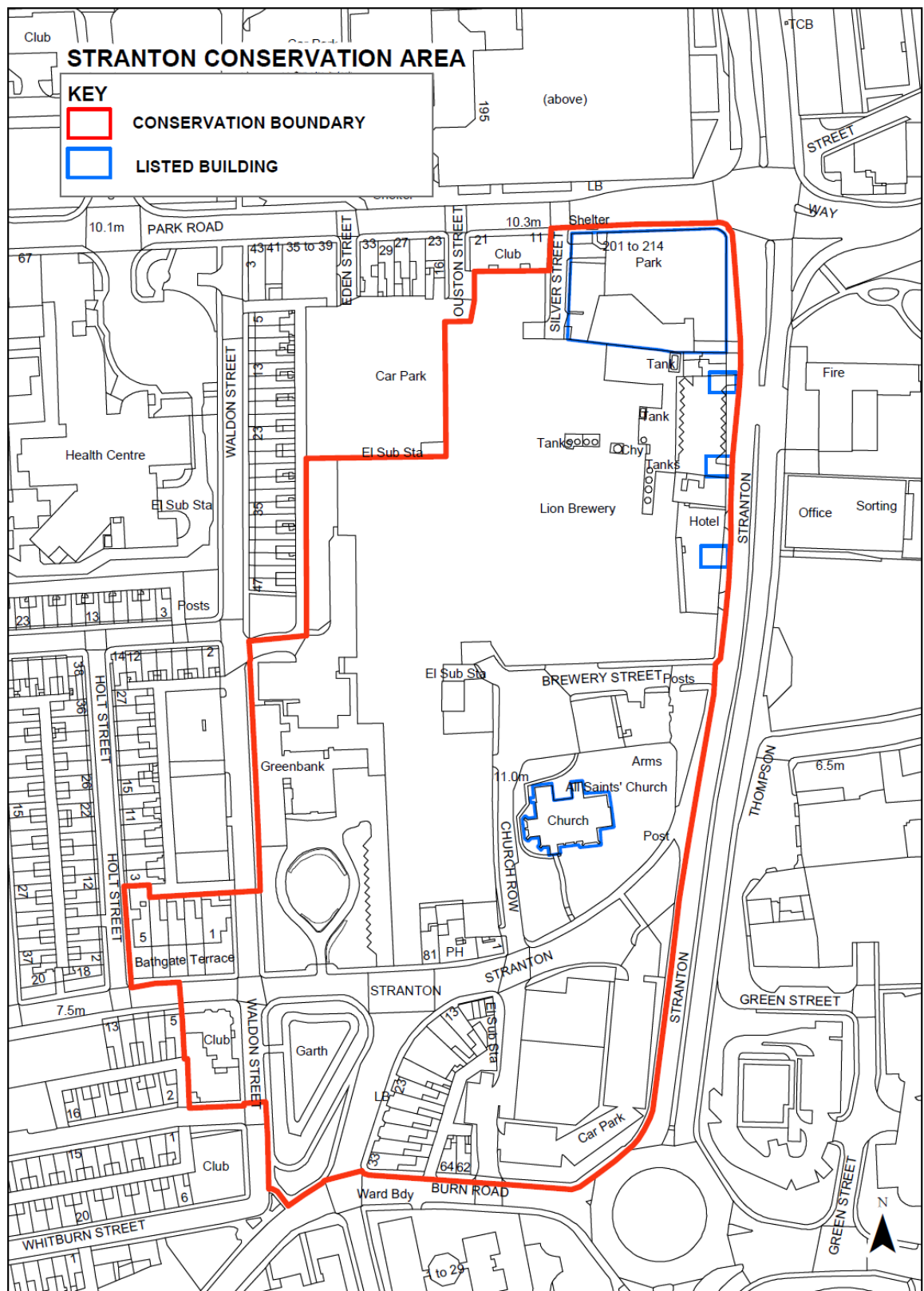
- II\*

Church, C12, with late C13 north aisle, arcade and tower: upper part rebuilt C14 when chancel also partly rebuilt; late C14 south aisle and arcade; C15 north chapel, chancel arch, clearstories and porch; mid/late C19 north vestries and south organ chamber. Whole church restored and altered in C18, 1852, 1889 by J.H. Morton (South Shields), and 1898 by Charlewood & Hicks (Newcastle). Earlier work of snecked and coursed limestone rubble; later work of snecked and dressed sandstone. Welsh slate roofs, and lead to flat roof of north aisle. Aisled nave, with clearstorey and porch to south; chancel, 2 vestries and chapel to north side, organ chamber to south. West tower, of 3 stages defined by chamfered step-backs; diagonal buttresses with offsets; embattled parapet and angle and intermediate pinnacles. 3 grouped lancets to west face of lower stage; slit lights to south and west faces of middle stage; upper stage has clock faces below round-headed openings holding paired trefoil-headed lights. Nave has pointed south doorway of 2 chamfered orders, under hoodmould and ogee-headed niche. 3 paired lancets to south clearstorey and 2 similar, blocked, to north clearstorey concealed by raised aisle roof. Pointed south and east windows to chancel have geometric traceries. North chapel has 2 Perpendicular-traceried segmental-headed windows. All other windows are of 1898. Tower arch of 2 chamfered orders without responds. 2-bay pointed nave arcades of 2 chamfered orders, with octagonal piers and responds, those to north having moulded capitals. Stone benches either side of porch. Pointed chancel arch of 2 chamfered orders with moulded capital to octagonal south respond; north springing is from arcade respond. North chapel open to chancel by 2-bay arcade similar to nave, and to the aisle by a similar arch. North aisle windows have stained glass by Messrs. Wailes and Stang (Newcastle) c.1898. Piscina with moulded semicircular head, in chancel; another, simpler, in south aisle, below trefoil-headed niche with crocketed canopy supported by human figures of c.1400. Fragments of Anglo-Saxon and later carved masonry, built into east wall of south aisle. V.C.H. Durham, Vol. III, 1928, pp 373-375.

Listing NGR: NZ5088631993



Appendix D – Stranton Conservation Area:



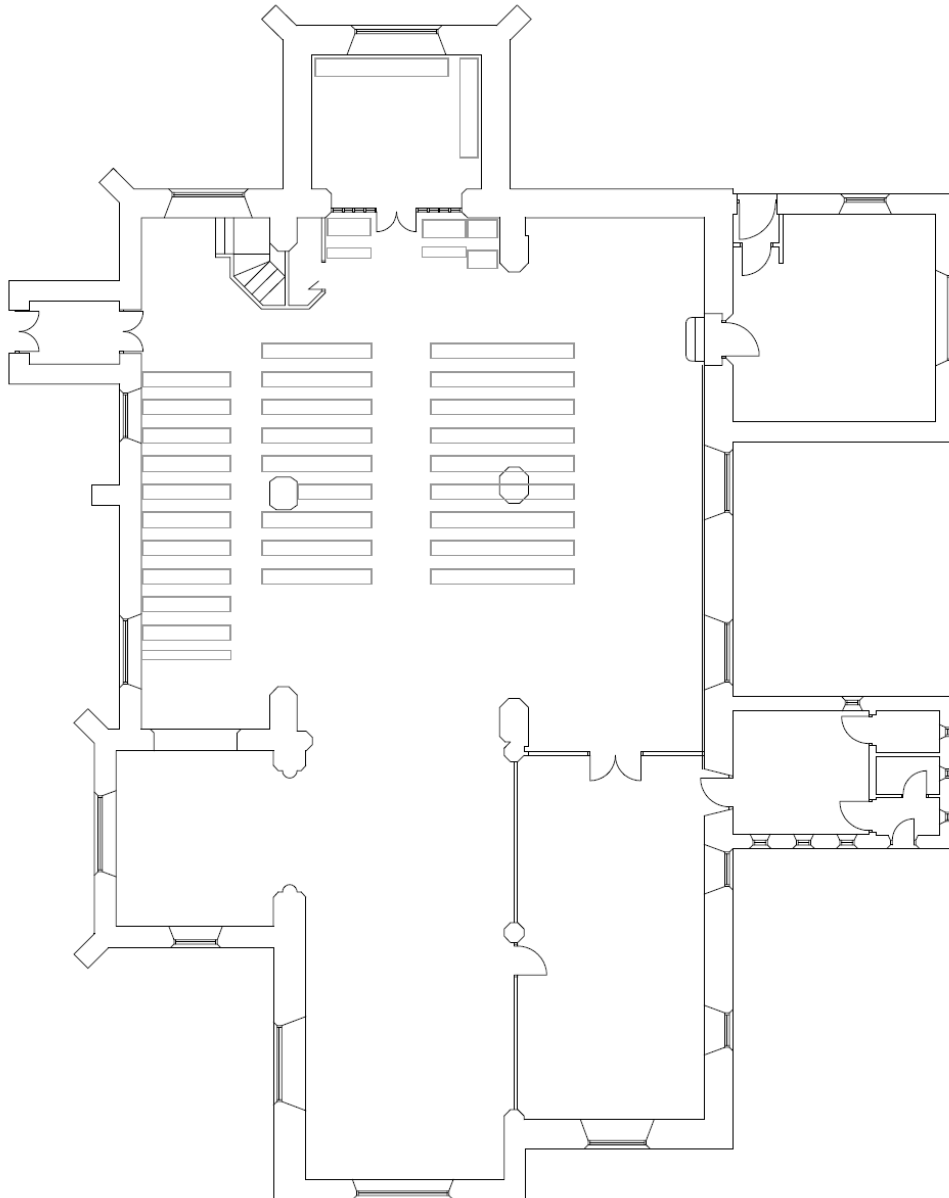
CROWN COPYRIGHT LICENCE NO 100023390@2011

SCALE 1:1,800

DRAWN BY J.BROWN 2011  
DEPT REGENERATION & NEIGHBOURHOODS  
HARTLEPOOL BOROUGH COUNCIL

# Appendix E – All Saints Church, Survey Plan:

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND ERRORS OR DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.  
 SITE INFORMATION SUPPLIED BY THIRD PARTIES CANNOT BE GUARANTEED FOR ACCURACY. ALL DIMENSIONS AND DIMENSIONS ARE SUBJECT TO CONFIRMATION BY LEGAL SERVICES AND UTILITY DOCUMENTATION AND DETAILED TOPOGRAPHICAL SURVEY.  
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## Hugh Massey Architects, Planning & Landscape Consultants

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	DRAWING:	Existing Plan	SCALE:	PAPER:	DRAWN:	
	CLIENT:	PCC All Saints Church	1:125	@A3		
	JOB NO:	DRAWING NO:	REVISION:	ORIGINATION DATE:	DRAWING STATUS:	CHECKED:
	1614	01		16-01-2018	Survey	

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Website: [www.HughMasseyArchitects.co.uk](http://www.HughMasseyArchitects.co.uk)

***Bentley Park Pavilion, Doncaster:***

*Winner, Best Restoration and Conversion, LABC Building Excellence Awards 2015*

***West Park, Goole:***

*Finalist, East Riding of Yorkshire Council, Chairman's Awards 2015*

***Wesleyan Reform Church, Ashington:***

*Finalist, LABC Building Excellence Awards 2017*