

Diocese of Durham

**HOLY TRINITY USWORTH**  
**Washington**  
(19)

Care of Churches and Ecclesiastical Jurisdiction Measure 1991

**QUINQUENNIAL REPORT**  
on the architect's inspection on

**20 May 2022**

Sunderland Archdeaconry

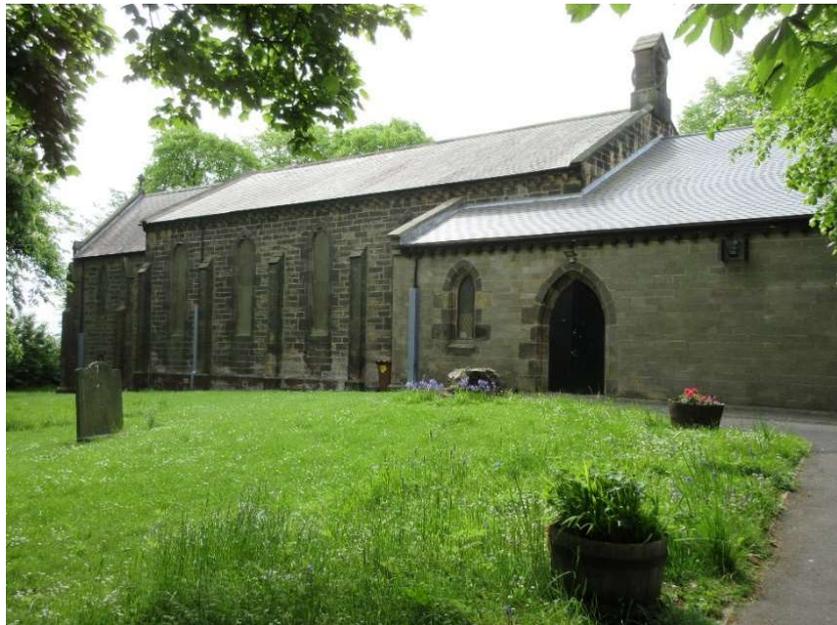
Chester le Street Deanery

listed building grade II  
with separately listed mining disaster monument SW of the church  
not in a conservation area

Rector Revd Julie Wing



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## **PART ONE**

1. I have made a thorough general survey of the condition of the church and grounds. The inspection was such as could readily be made from ground level and ladders. I have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and I am therefore unable to report that any such part is free from defect. The flue was not inspected and none of the services were tested. Damp meters were not used.
2. No material seen is likely to contain asbestos but the history of the church is such that asbestos could be present. Floor tiles such as in the Hall sometimes contain asbestos in safe form. However this report is an Assessment rather than a Management Survey under the Control of Asbestos at Work Regulations 2012. The PCC may wish to see the guidance on the Church Buildings Council ('ChurchCare') website.  
If a management or demolition survey is required and not previously done, a specialist surveyor should be approached.

### **Brief description**

3. Near the NE corner of a hilltop churchyard overlooking Usworth. Begun 1831-2 by John and Benjamin Green of Newcastle as a Nave only with W gallery and W Porch. Centre walkway with pews either side. Sandstone ashlar, welsh slate roofs and bell turret on the W gable. Early English.



4. About 1906 a narrower two bay Chancel was added three steps higher than the Nave. Taking advantage of the slope a low semi-basement Vestry was included under the Sanctuary. A lean-to S of the Chancel for an organ chamber and stair down to the Vestry. Later a gothic Chancel screen was added in the new arch. Unusual Nave ceiling part flat, part central barrel vault exposing parts of the trusses.
5. The organ was moved to the W gallery and the lean-to is now used as a store.
6. In 1988-92 a W extension added a Hall, Kitchen, wcs, entrance and stair to an upper Office and Store. The extension is lower but broader than the Church and embraces its W bay. The high middle part of the Hall is said to provide space and structure for a further upper room not built. Second hand slate and new stone cladding over blockwork cavity walls with reused arched stone openings. Architect David Johnson of Washington.
7. The large churchyard covers the hilltop W and S of the Church. Its E half around the Church is closed to burials with most headstones cleared but one separately listed 1885 colliery accident monument SW of the Church. W half closed and part filled with stones though family burials continue. Garden of Remembrance added 2002. Tree Preservation Order.

### Recent structural history

8. Main work recorded since 1997:

- front pews removed, platform and short ramp in centre aisle added, carpet at passage, ramp and platform
- after rot outbreak in basement – floor renewal, plaster repairs, new electrics, heating and decoration
- pointing at top of E gable

since 2002

- relighting and partial rewiring

since 2007

- loose stone cladding at N end of Hall W gable taken down and rebuilt
- part of balcony cleared of seating, organ case and balcony treated for woodworm
- lower Office and Vestry reconstructed under balcony including dry lining and solid bricking up of former window between Office and Kitchen

since 2012

- Church redecorated
- Nave pendant lamps changed to LEDs
- New panic bar at S escape door

since 2017

- 2018 Path relaid and steps renewed
- New fire escape door and frame fitted at Hall
- Hot air curtain added over entry door
- Refilling of round window (behind organ) between Nave and void over upper Office ceiling
- 2019 Hall reroofed
- 2021 Lightning conductor fitted
- 2022 New sound system, improved broadband installed.

### Summary of structural condition

9. The Church and Hall are generally sound but the Nave roof remains poor. Rising damp remains a problem in parts of the stone walls which became internal when the hall was added.

## PART TWO

### DETAILED DESCRIPTION OF THE EXTERIOR

#### Roofs

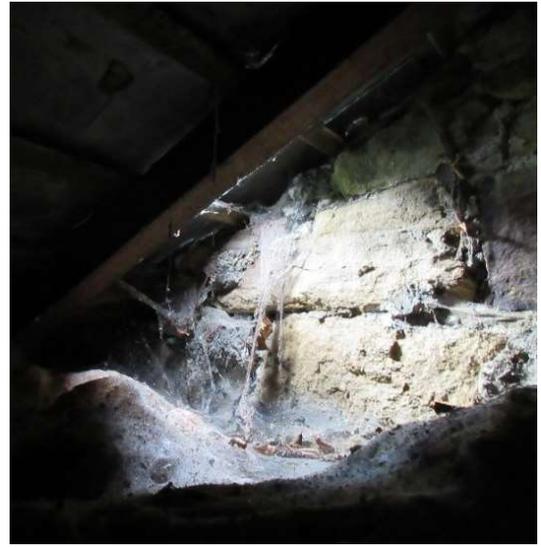
10. The Church and attached Hall are covered with natural grey slate. The Hall was reslated in 2019. The later Chancel and Vestry of 1906 remain good but the Nave could be original so nearly 200 or at least 100 years old with missing & displaced slates both sides.
11. The ridge tiles are in good order. The Nave has high abutment fillets to the ridged copings, mostly failing.
12. **Chancel and Vestry** welsh slate at about 45° with clay ridges and lead flashings at the gable coping and the abutment to the Nave. Good except slipping slate at N near top right. Two lead clips at S side SW corner, one opening, loosening the slate.
13. The shallower **Nave** welsh slate is mortar torched to the battens rather than laid over felt as a second line of defence from rain and snow. Repeated patching and a plant growing in the slates and mortar fillet found at the NW corner of the Nave in 2012 are consistent with general nail sickness. Boards under the eave courses decay.
14. The age of the Nave slates is not known but the torching suggests the roof has not been reslated since before the 1920's when felt became common. So the slates and nails must be at least 100 years old, when plain iron nails without rust resistance were the norm. For some years the roof has needed repeated patching after high winds, suggesting nail sickness (widespread corrosion and failure of ferrous slate nails).
15. The N Nave slates are very uneven all down the W end and around the bellcote with some slates missing. Uneven along half the ridge length. A large patch at the top E end is disrupted. The S slates better but uneven around the bellcote where past patching has been with lead and wire clips. One slipped out of its lead clip close to the SW corner is missing, showing daylight inside.



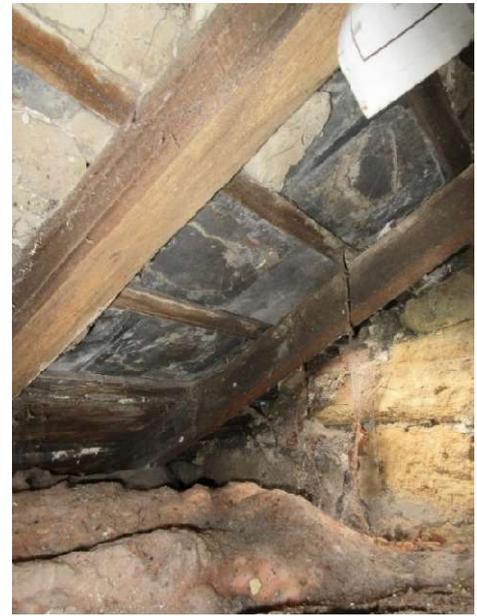
Nave N side E end



Nave N side W end



Nave SW corner – hole in slates



Inside Nave SW corner

16. SW mortar fillet cracked and part loose. SE fillet breaking down with debris on the slates.  
NW fillet breaking down and former plants growing in cracks have been removed.  
NE fillet replaced, fair.
17. The Nave needs to be reslated with timber repairs, felt, non-ferrous nails, secret gutters and better flashings is needed, including new large slates and wide laps to suit the low pitch.
18. The attached Hall was added as cheaply as possible in about 1990.
19. The **Hall** now has new (Spanish?) slate and felt in good condition with timber corbels at the eaves to echo the stone corbels at the Nave. Dry ridge tiles.  
At the W upstands cover flashings are dressed over the slates, a weak detail if without lead soakers in the slates - none visible.  
The former lead flashings at N retained. NE lead flashings good.  
At S both end flashings are Nuralite or similar composite material.



20. At Hall S side one broken slate by SW corner. Another on a lead clip. The N side good.

### Rainwater System, Drainage

21. Eaves gutters bracketed to the rafter ends at the overhanging eaves. There has been a change to black plastic gutters and pipes with bulky sheet metal protection over all downpipes. Condition good.

22. Most rainwater gullies are full of leaves. Regular clearance throughout the year is good practice.



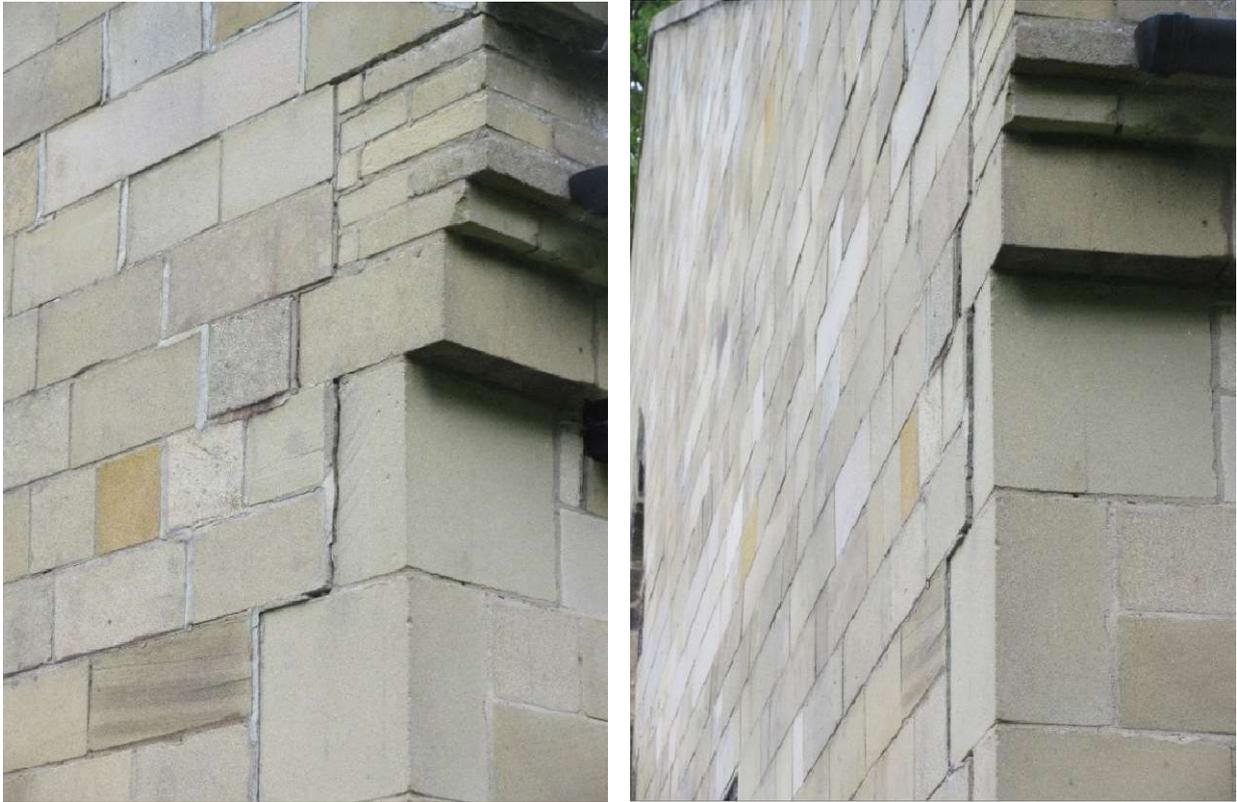
23. Complete new rainwater and foul drainage appears to have been installed when the Hall was built. Near the N boundary a very deep collector manhole

## Walls, Buttresses

24. The **church** is picked sandstone ashlar with dressed window and door openings. Generally the stone and tight joints are all in good condition.
25. The **Chancel** E gable watertable joints and some joints under are open and should be pointed. Both Chancel NE corner buttresses and one N buttress have open joints and minor stone decay on all three sides and should be carefully raked out and pointed. All pointing to be flush in lime mortar.



26. The **Nave** stonework is good. Minor stone decay low in SE and SW Nave bays and under the Vestry E window. Some missing pointing under one mid S window and under most N Nave windows.
27. The **Hall** walls are cavity concrete blockwork. The outer leaf is clad with sawn sandstone tiles some 50mm thick in cement mortar and fixed back with hidden galvanised bent straps. The appearance of a thick stone wall is given by 130 thick quoins at the corners and a matching stone plinth. Chamfered stone openings recovered from the old porch and W end were built into internal thickenings of the walls with damp proof courses over the outer cladding. The gable watertables are prevented from sliding down by galvanised hip irons over stone corbels.
28. Some cladding joints L of the S escape door have been repointed and appear stable.
29. The N end of the W gable cladding was found to be bellied out and in about 2010 was taken down and rebuilt with better cramps. It appears stable.



Paragraph 30 – signs of separation of stone cladding at the SW corner

30. Now there is slight bellying at the S end of the gable and separation between the cladding and the quoins, not seen previously. This may be a repeat of the same defect and needs to be kept under observation in case the belly increases.

#### **Bellcote, Bell**

31. The small bellcote was rebuilt when the Hall was added and appears sound. The single bell, oak beam and wheel and the rope through the ridge seem sound. Behind the organ the Nave ceiling is watermarked where water drips through a wide iron pipe sleeve mortared into the ridge for the bell rope.

#### **Window and Door Openings**

32. The E gable has three sound lancets with two chamfers over a rectangular door and two twin basement windows.
33. Sound windows in the Chancel N side, the lean-to and at the four lancets each side of the Nave.
34. At the Hall the reused doorway and five windows are sound although one N window has been patched in cement mortar.

#### **External Iron and Wood**

35. The three external doors are solid core flush ply. The doors are sound and operate well.  
 N entry doors varnished hardwood veneer with mortice bolts in a hardwood frame to fit the reused pointed arch.  
 The S and E doors have outer steel sheet covers and timber frames. The S door is good recent metal clad douglas fir with a weathermould. The E door needs paint.



36. The arched wooden framed Hall windows remain sound though their stain is perished away with missing or cracked putty and exterior mortar fillets.



37. The Hall gutter fascias need paint

## DETAILED DESCRIPTION OF THE INTERIOR

### Roof timbers

38. The Chancel timbers are hidden by a barrel ceiling with no access. Two iron tie rods restrain the roof which is probably scissor trussed rafters. The visible lean-to rafters appear sound.
39. Six Nave trusses on stone corbels support timber purlins and rafters. Their massive tie beams and the centres of the trusses are seen below the ceiling. From floor level they appear sound.
40. The extension roofs are modern trussed rafters, mostly monopitch each side of block walls on steel beams at the high ceiling in the centre of the Hall, whose roof is double pitched trusses. Those trusses visible from hatches appear well made and properly braced.

### Ceilings

41. The Chancel has a barrel vault of painted matchboards, and the lean-to has exposed timber roof boards, all appearing sound. In the basement room a low stepped ceiling of sound painted plastered concrete.
42. The unusual Nave ceiling seems to be softboard under traditional lath and plaster at the flat outer edges with curved softboard and patterned cover battens in the central vault, both insulated with quilt. The softboard is fixed to curved ply formers in the roof void. The vault appears in the 1907 photo in church so may have been inserted to give more headroom for the new chancel arch. All sound. Water marks are unchanged:
- at the bell rope hole behind the organ,
  - N of the crown of the vault near the middle of the Nave and
  - next to the hatch in the NW corner over the balcony.



43. The Hall and new rooms have plasterboard, sound but with minor movement cracks at the walls.

44. The plasterboard is part insulated with mineral wool. Unused rolls lie in the lofts.

Over the S rooms quilt has been disturbed and not fully relaid.

The N rooms are about 90% covered and a roll of unused quilt stands in the void.

Parts only of the lower and upper parts of the Hall are covered. No insulation is laid over the upper Office although now *additional* rolls stand there unused, doing nothing useful. As well as laying the existing rolls it would be better to double the thickness throughout to bring it closer to current standard.



Over the Hall – unused rolls of insulation (more than previously?) but parts of the ceilings remain uninsulated



Missing insulation over Ladies



and over Gents

### Chancel Arch

45. Sound painted stone

### Partitions, Doors, Panelling, Screens

46. The Chancel and Nave have grained dado panelling which seems sound. Sensibly it leaves the rendered base of the walls exposed to encourage evaporation of rising damp.

The former organ space SW of the Chancel is infilled in oak and lettered as a Begg memorial.



paragraph 52

47. An undated painted open gothic rood screen was added on low timber panels each side of the Chancel steps.
48. In Church all painted partitions are plastered masonry.  
The modern divisions under the balcony are studs faced in thick veneered ply in the Office and Vestry.  
In the extension plastered block except studs at the stair and landing.  
Upstairs the plaster around the door frames is cracked and lacks cover moulds which looks ragged.
49. The original pair of W end Nave doors are sound painted vertical panel doors with robust brass knobs and bolts. Rot in the bottom of their frame has been repaired.  
The pair of doors from Chancel to lean-to are sound rebated arched grained softwood with good brass levers.  
The basement has a good six panelled door, now covered both sides in thick ply awaiting paint (security?).
50. The doors in the extension are all flush ply, some with applied moulds, with aluminium hardware.  
The edges of the flush door at the foot of the stair are unfinished.  
A heavy counterbalanced fire resisting kitchen hatch.

### **Plaster, Decoration**

51. All walls are plastered, generally sound and well decorated. Minor rising damp at the bottom of the basement stair. The basement plaster appears dry and well painted.
52. Rising damp at the original Church W external walls now internal is concealed in the Kitchen by half tiling and elsewhere was controlled with apparent waterproof render to about 1m high.  
Visible damp (less than previously) damages the plaster and paint:
- In the foyer showing as very slight mould in the fitted cupboards and as stains on the former buttresses outside the Gents door
  - At doors into the Nave – at the Church face N side which has been patched next to a surface plastic socket, less on the Foyer side
  - In the Gents right of the radiator (where plaster repaired after damp treatment)
  - At Ladies slight above render level, which is itself poor behind the wc
53. The Church is painted a range of tones from cream with gold chamfers at the Chancel arch and windows to the dark graining of the dado and pews. The 1907 photo shows limited wall painting in the Nave, now covered. Painted figures remain in the pulpit panels.  
The Chancel ceiling is now an ice blue. The simple Chancel is distinguished by a mosaic floor and four 1859 painted panels (Ten Commandments, Lord's Prayer, Creed) on the N wall.
54. The main visual emphasis is now the high altar and the carved Chancel screen which is painted gold, blue, red and chocolate. Painted rood crucifix.
55. The softwood pews, Chancel furnishings and dado panelling are dark grained to match.
56. The extension walls are painted cream. Minor cracks between upper Office walls and ceiling.  
In the small upper Store water marks down the wall abutting the Church remain after the reroofing.  
Holes left from a phone on the stair should be filled.

## Glazing, Protection

57. Three E lancets - stained glass Coxon memorial of 1875. Minor damage has been repaired.  
At bottom of N light a little loss of paint at a face. One piece top left of S light is cracked.
58. N Chancel and lean-to – two lancets in each have coloured cast quarries with one hopper each side (clear sheet glass on N side) in good condition but some dirt. S hopper permanently slightly open.  
The SW window has four broken pieces at top (making a hole open to the back of the unventilated protection) and two cracked at the bottom. The flexible protection is too close to the glass.  
Cast wired glass in the basement room – one now broken and boarded over after break in.
59. Six of the eight Nave lancets have well leaded clear diaper quarries in fair condition though the glass is slightly dirty inside and out and cannot be properly cleaned without removing the protection.  
Four hoppers, two of them reglazed in unleaded float glass.  
The lancet by the pulpit has opal glass (some clear replacements) with yellow border in good condition.  
One of the S lancets is another Coxon 1875 memorial stained glass with minor repairs including overglazing and some bowing due to weak lead pattern. Dirt.
60. All Church windows are protected by polycarbonate sheet cut to fit into rebates in the stone reveals, and 'sealed' with a non-setting compound which does not prevent dirt build up. In the voids both glass and polycarbonate surfaces are dirty. The S sheets especially are clouded by sunlight and light inside is reduced. The outside appearance is fair but looks blank.  
No rebates at the lean-to where the sheets are fixed too close to the glass (para 58).
61. Early polycarbonate clouds in sunlight. Much better sunlight resisting polycarbonate is now available.  
When funds allow the sheeting should be replaced and fixed unsealed with ventilating clips all round. For better appearance size to the glass, not the rebates.



62. The taller lancets have one or two cross joints with unsealed lead cames,  
The middle two S Nave protections have slipped down opening gaps at the top. Two S cames are missing and one joint has sprung open.  
If general renewal is not possible these sheetings at least should be replaced as above with glass cleaning.
63. All extension windows have unsealed site assembled triple glazing in stained timber frames. The inners and outers are polycarbonate with a mid sheet of unknown material with applied lead diaper patterning.  
The polycarbonate is clouding and cobwebs appear in the voids.  
The outer hardwood frames are not well sealed to the polycarbonate so water and insects can enter.  
Some mortar pointing between timber and stone is lost (para 36).

## **Ventilation**

64. Nave and lean-to have suspended floors vented by airbricks in the plinth course.  
On the N side five modern buff and one in E end of Nave.  
On the S side five small square drilled metal plates, two mortared over. Two at lean-to.
65. All extension ground floor rooms have fan extracts including two large and noisy fans through the Hall W wall. The Kitchen has a wall extract with cord control.  
The entry lobby, Ladies lobby and wcs have fans switched with the lights with overrun timers. Gents has both ceiling fan and a high level airbrick which seems excessive.  
In contrast no ventilation in the upper rooms. New rooflights would add both light and ventilation.

## **Floors, Rails, Galleries, Stairs**

66. At altar and communion steps good mosaic and small tiles.  
The Chancel floor centre is mosaic in good condition but slightly dipped at the part not over the basement, suggesting early settlement of deep fill. The only remedy, not justified, is to take up and relay the floor and mosaic. The choir stalls are on softwood boards and low platforms.  
The Chancel and Sanctuary steps are sound grano. An oak communion rail with plain balusters, sound.
67. The Nave has carpet at the raised E end, its ramp, the aisle, Vestry and Office. The ramp causes some surprise and stumbles which may be reduced by manifesting with different colour carpet.  
The softwood pew platforms appear sound.
68. The solid basement floor has a safety vinyl sheet covering and vinyl skirts in good order. Grano stair.
69. The Gallery used for the organ and storage has a sound balustrade and stepped board floor. Most benches have been removed and new flooring woodworm treated.
70. The extension ground floor is solid. In lobby carpet tiles, in Hall vinyl tiles and the remainder vinyl sheeting. Parts of the wcs have no skirtings. The timber stair and upper floor are carpeted.

## **Reredos, Monuments, Brasses, Furnishings, Organ**

71. Altar moved forward. Behind a rich frontal plain oak boards with thin bracing. The pulpit is painted timber with a black lacquered and polished brass handrail. A brass altar cross and two candlesticks.
72. A modern portable oak font and a gothic brass lectern. A stone font (originally under the balcony) now in the foyer covered by a painted wooden figure of Christ the Shepherd. A brass and alabaster first war and a painted timber second war memorial are both well lettered and in good condition.
73. The furnishings are three chairs, a pricket stand, brass processional cross, grained softwood stalls and pews, all in good condition. Some pew ends have been recycled to enclose the ramp sides.
74. Pipe organ on Gallery said to be in use, tuned and in good condition. Part hidden by the roof tie beams. The blower motor without box is in the Office. Organ case was treated for woodworm about 2010 when worm was found in the floor and case. A keyboard by the Pulpit.

## **Heating**

75. The Church has electric tubular heaters under the pews and on parts of the walls, protected by mesh guards. Controlled by a 7 day 24 hour timer and switches in the lean-to and a thermostat in the Nave. Some low level cable trunking and outlet boxes are exposed since two pews and heaters were removed for the Nave platform. Low bills but said to be adequate only if the timer is well used.
76. No heating in Office, Vestry or basement where loose electric heaters are used.
77. In Extension a boxed gas meter in Gents. Combi wall boiler with balanced wall flue in the Ladies for hot water and heating. Boiler said to be regularly serviced but out of use awaiting a part. Large parts of the extension ceilings have no insulation at all.  
Steel panel radiators and underfloor copper pipes, a 24 hour timer and thermostat.  
A hot air curtain over the main entrance door

## Electrical

78. Three phase intake at the basement stair with a neat modern fuse and main switch with submain to Hall.  
Age estimated at 40 years.  
The installation has been altered several times and the different parts now vary in condition.
79. A periodic inspection 2017, report not seen. New test report now due. See Addendum
80. Church wiring is simple. Two rows of pendant lights (now warm colour LED lamps) in the Nave and Balcony. A cold light spot on a truss lighting the Crucifix, four cold light floods upright the Chancel. Metal and white plastic sockets at the front of the Nave, in the Office and Vestry. Pyro wiring on the longitudinal beams and down the plaster in the SE corner.



81. The Chancel has bright uplighting reflected from the pale blue ceiling. Effective but the cool white light and blue paint combine to make a cold contrast to the Nave.  
The Nave pendants hang at the positions of the ornate oil lamps in the 1907 photo but higher and smaller.
82. Low energy lights at lower Office and Vestry.
83. In basement surface fluorescent lights and three surface plastic 13A sockets fed from steel conduit under the ceiling.
84. The extension has sockets in the Hall and Kitchen. Most parts are lit by exposed fluorescent strips or plain lamp holders. Stark bare pendants at the stair, upper Office and Store.
85. Microphones at pulpit and lectern with small white speakers at the nave windows and on the back of the Chancel arch.

## Lightning Conductor

86. Air rod on bellcote with sheathed copper tape down S watertable and over slates. Appears complete.  
Protected by galvanised cover at low level. No visible test point.  
No recorded test. See Addendum.

## Fire Precautions

87. The E basement escape door has two mortice deadlocks with keys in locks for emergency.  
A panic bar at the S escape door.
88. Fire alarm with break glasses and emergency lighting at the Extension
89. Extinguishers serviced July 2021 (except as marked)

Basement stair	2 kg CO <sub>2</sub>	Kitchen	2 kg CO <sub>2</sub> and fire blanket
Top of office stair	6 litre foam and 2 kg CO <sub>2</sub>	Nave (2 no.)	6 litre water
S escape door	6 litre water	Office	2 kg CO <sub>2</sub>
N hall door	6 litre water		

The insurer EIG advises dry powder extinguishers should be confined to boiler rooms and kitchens because discharge (including accidental and malicious) in church risks serious damage to organs and delicate surfaces due to the powder being corrosive.

### **Water and Sanitary facilities**

90. None in Church. Hot and cold taps (not identified) at wash basins at wcs, at double stainless steel catering sink and stainless hand basin in the spacious well fitted Kitchen. Hot water reasonably quickly from the combi.
91. Three wcs. Unboxed wastes protrude from the Ladies floor making cleaning difficult. A baby change table in Ladies only.

### **Access and use by people with disabilities**

92. Good level access to the Hall and Nave for wheelchairs from the pavement or by steps with handrails down from the car park. The communion rail is not readily accessible due to the remaining two Chancel steps without handrails, designed but not fitted.
93. The access wc is adequate but lacks an alarm and paddle lever door handle which are the present standard.

### **Security**

94. The external doors are robust and steel faced with hinge bolts and roller mortice deadlocks.  
A floor safe in the lean-to vestry.

### **Churchyard, boundaries, signs, paths, trees**

95. The churchyard is divided into E and W by a low stone wall whose S half long ago collapsed and is just an overgrown hump. Both parts are maintained by Sunderland Council.  
In 2002 a small planted Garden of Remembrance was formed with sandstone kerbs against the E side of the standing wall.
96. A brown marble obelisk has been re-erected.
97. The 1885 colliery accident monument SW of the church is separately listed grade II. Its weathered painted stone is in fair condition but it leans and most of its broken cross finial is in the upper Office. About 40% of the individual lead lettering is missing.

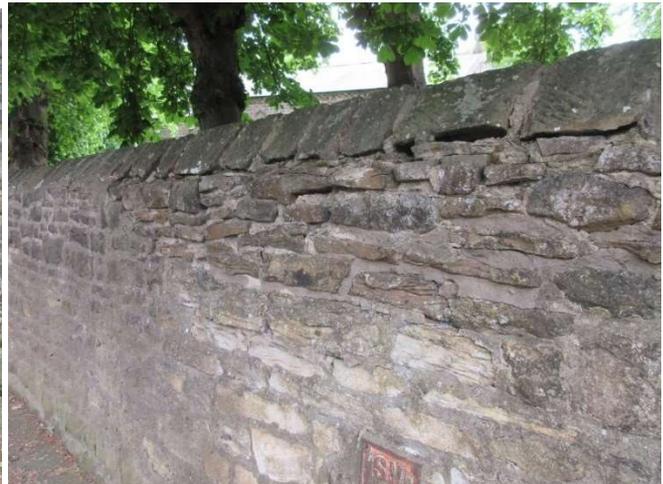


1885 monument

98. A photograph shows it was once surrounded by grave markers in a low fence, all now removed. A modern brick kerb is now just unsightly loose bricks. In 2006 an application for faculty for a new chain surround was refused.  
A listed monument ought to be in good repair so it is time to raise funds and reopen discussion with the authorities on repairing the finial and lettering and on releveling the monument on a new foundation, without reinstating the named graves.



99. Some of the scattered trees are covered by a Tree Preservation Order, a copy of which should be kept in the Log Book. No tree work should be done without consulting the local authority.
100. The E part is closed and cleared of all except a handful of monuments and stones. Most stand but three tall stones with plinths now lie flat.  
A Fowler grey granite obelisk near the S wall is sound but its large kerbed grave is overgrown by thick rhododendron, not maintained and some kerbs lie flat. Another group by the E wall lies flat or lacks parts. The owners or local authority should be pressed to re-erect the flat stones safely and to record and remove the broken monuments.
101. At the road a stone wall some 2m high retains the churchyard at NE. Parts lack pointing and are loose where pushed by a tree. It bulges opposite the road 'Beechcroft' some 6m long between two utility poles, where the wall seems pushed off its foundation, perhaps by the extra weight of a very close tree. Advice is needed on who is liable to maintain the retaining wall (parish or Council) and what steps are needed at the part which seems bulged.



102. Capped gate piers and fine wrought iron gates. An aged bare ply board for notices.  
A separate opening gives access to a small stone chipping car park.



103. Further W the wall is lower but parts are poor with some missing stones.



104. The E boundary wall retains the churchyard high above adjoining house gardens. A small gated opening has been formed through it to a neighbour's garden. Many self seed saplings along the church side of the wall should be removed before they become large enough to damage the wall. Much of the E wall and all of the S wall is too overgrown to judge its condition.

105. Four short tubular steel handrails at steps W of the Hall are rusting.

106. A small glazed timber notice cabinet on a gate pier needs stain.

A large recent printed sign on wooden stiffeners on rusting steel tubing over the gate piers.

107. The W churchyard remains open for family burials. Parts of its low stone wall retain the highway verges outside. A pair of rusty iron gates in the N wall hang on heavy softwood posts, decayed at top and bottom but still stable.



108. More scattered trees of many species including yew, holly and gorse bushes. Stones of many styles in generally good condition although most have subsided and their closely packed kerbs make maintenance difficult. Tarmac or mown paths.

### **Archaeology**

109. Consultation with the local authority archaeologist indicates that the site lies on the presumed outskirts of Great Usworth medieval village and may be of archaeological importance. They should be consulted if significant works are ever considered.

### **General comments**

110. The parish has managed to reroof the Hall since the last report but the Nave roof remains very poor.

Repeated repairs and leaks can be expected unless new slates are laid on underlay with better materials and details.

111. General renewal of protection and cleaning of all glazing would be a great improvement.

112. Thorough repair of the 1885 listed monument is overdue.

## **PART THREE**

### RECOMMENDATIONS in order of priority

#### **For immediate action**

Repair slates at Chancel N and SW corner and at Hall SW	12, 20
Clear rainwater gullies	22
Insulate the Hall ceilings and bare parts of the N and S ceilings using the existing rolls in the lofts	44
Replace basement glass	58
Repair boiler before heating season	77
Obtain new 5 yearly electrical installation test report	79 and Addendum
Service fire extinguishers	89

#### **For completion within 18 months**

Point E gable watertable joints, courses below and under Nave windows	25, 26
As a minimum restrain and repoint Hall windows (see below)	36
Repaint Hall gutter fascias	37
Renew Church glass protection with glass cleaning and repair of broken glass in lean-to	58 - 62, 111
Check liability for repair of retaining walls, ensure repairs are done	101, 103, 104
Destroy the saplings along the E boundary wall	104
Derust and paint handrails at steps	105

#### **For completion within five years**

Reslate Nave – including probable timber repairs	10, 11, 13 – 17, 110
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#### **Desirable improvements**

Finish the plaster and cover moulds around the upper doors and redecorate whole upstairs	48, 56
Paint basement door and door at foot of Hall stair	49, 50
Replace extension glazing and protection as sealed units without timber	63
Change carpet colour at ramp in Nave	67
Seek funding for full repair and relevelling of the listed 1885 monument including refitting or replacement of the fallen cross	97, 98, 112

#### **Recommendations on Maintenance and Care**

Clear gutters and gullies at least once a year	22
Observe belly at cladding at SW corner and report significant increase	30

## **ADDENDUM to the SURVEY REPORT**

### **Required under the Care of Churches and Ecclesiastical Jurisdiction Measure 1991**

**PURPOSE OF REPORT** This is a general report only, as is required by the Measure. It is **not** a specification for execution of repairs and must not be used as such. The parish is reminded that it will be necessary to obtain either the Archdeacon's permission or a Faculty if it is intended to make repairs for which an architect's specification should be sought. The PCC minutes must record that an application is being made for permission or faculty and a copy of that minute must accompany the application together with a full specification, drawing where appropriate and an estimate of the cost of the work. In any application for grant aid a full specification is always required.

**LOGBOOK** The parish has a duty under Canon F13(4) to keep a Log Book recording all work carried out on the building. I commend this practice to the PCC. Not only does it help the inspecting architect but it can prove a valuable aid to the parish.

**MAINTENANCE** Continual vigilance to guard against blockages in gutters and the rainwater system as a whole is needed. Every parish must find for itself a reliable procedure to ensure that gutters, ground gutters, gullies and drains are kept clean. It might be:

maintenance under contract by a local builder or handyman or

maintenance by church working party

Whatever system is adopted the problem remains to remember when to organise the work. Gutters and pipes should be checked at least twice a year. If the Log Book is used as a check list of action every year and kept as an up to date record this will itself act as a reminder.

**HEATING INSTALLATION** A proper examination and test should be made by a qualified engineer annually **and a written report obtained for the log book**

**ELECTRICAL** The installation should be tested every five years and immediately if not done within the last five years by a competent electrical engineer, that is a certificate holder of the National Inspection Council of Electrical Installation Contracting (NICEIC), a member of the Electrical Contractors Association (ECA) or of the National Association of Professional Inspectors and Testers (NAPIT) and a resistance and earth continuity test should be obtained on all circuits. **The test report should be kept with the Log Book.** The present report is based on a visual inspection of the main switchboard and certain random sections of the wiring without the use of instruments.

To check registration with NICEIC and ECA see [www.electricalsafetyregister.com](http://www.electricalsafetyregister.com)

**LIGHTNING CONDUCTOR** Any lightning conductor should be tested by a competent electrical engineer every five years (in addition to any recommendation in this report) in accordance with the British Standard Code of Practice. Records of the results and condition should be kept with the Log Book. Note that there is no general requirement for a Lightning Conductor.

**CHURCH WARDENS' INSPECTION** Although the Measure requires the church to be inspected every five years serious trouble may develop in between these surveys if minor defects are left unattended. It is recommended that the wardens should make or have made a careful inspection of the fabric at least once a year and arrange immediate attention to such matters as displaced slates and leaking pipes.

**PEOPLE WITH DISABILITIES** 'One of the striking characteristics of the Gospel narratives is Jesus' concern for people with disabilities but sadly the Church has, in the past, given little attention to their needs. The design of our buildings has often proved a barrier to those who attend church services' (Chairman of the Church Buildings Council). The PCC are reminded that the Disability Discrimination Act 1995 places a duty on churches to review all practices and facilities and to take all reasonable steps to avoid discrimination against people with disabilities caused by physical features, bearing in mind the limitations often found in historic buildings

Useful advice and audit sheets are to be found in 'Widening the Eye of the Needle' published by the Church Buildings Council 1999 £10.95.

**INSURANCE** The PCC is advised that insurance cover should be reviewed annually to take account of any rise in the cost of rebuilding.