

**PARISH CHURCH OF ST EDMUND
BEARPARK**

DIOCESE OF DURHAM

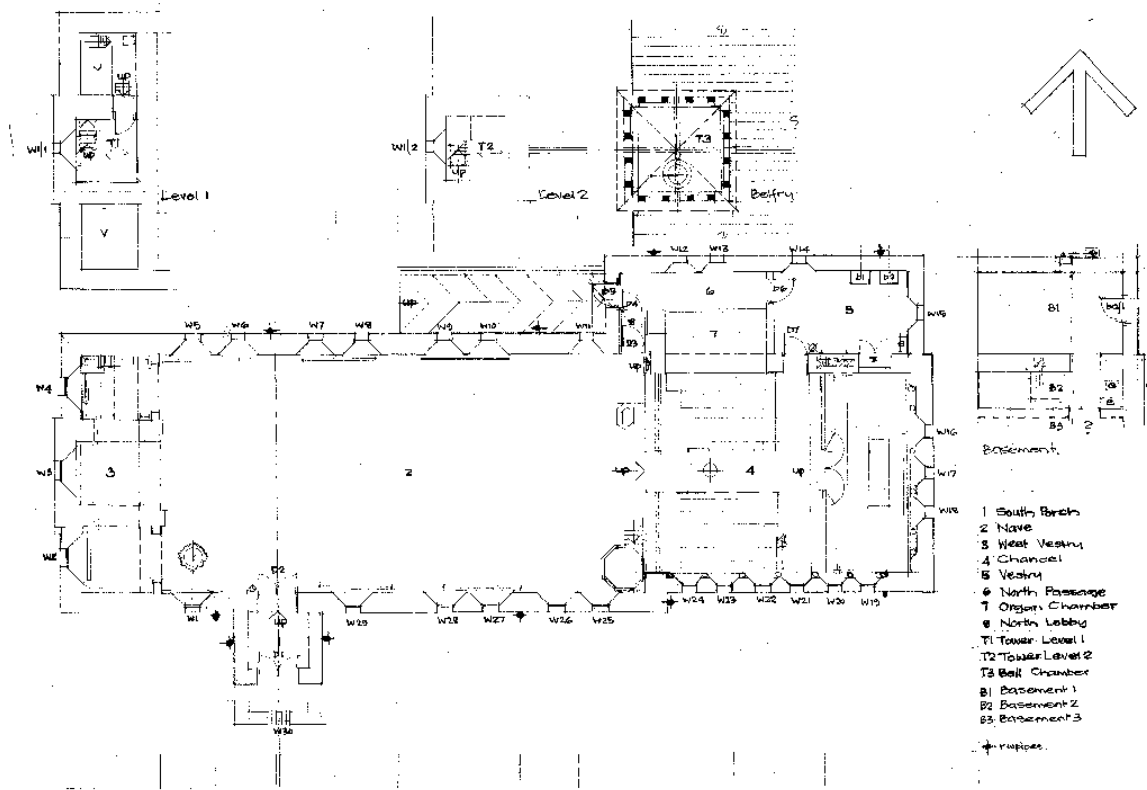
**QUINQUENNIAL INSPECTION
2020**

Tony Barnes BArch RIBA

B3
architecture

conservation . contemporary design

107 Whitburn Road, Chesdon, Sunderland, SR6 7JF . m 07714336084
e b3.architects@btinternet.com



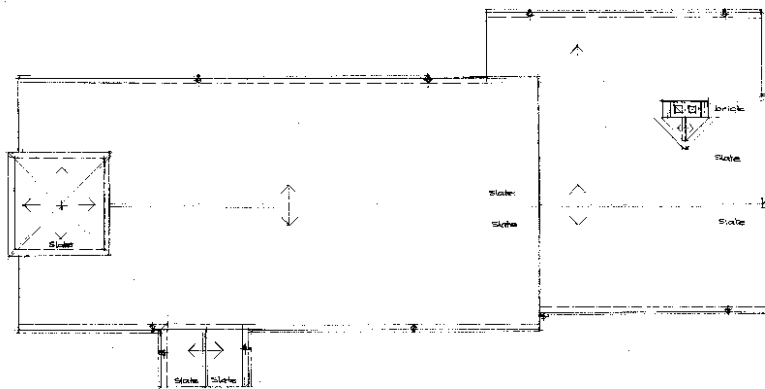
- 1 South Porch
 - 2 Nave
 - 3 West Vestry
 - 4 Chancel
 - 5 Vestry
 - 6 North Passage
 - 7 Organ Chamber
 - 8 North Lobby
 - T1 Tower Level 1
 - T2 Tower Level 2
 - T3 Bell Chamber
 - B1 Basement 1
 - B2 Basement 2
 - B3 Basement 3
- + ripples.

St Edmund's Church, Bearpark 2008
 Ground Floor Plan E1
 1:100 app @ A3 30.01.21

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conservation contemporary design

116 Atkinson Terrace, East Boldon, Leam and Wear, NE15 6QG (0191) 8964400 W0771 632404
 0191 8971020 w0771632404@b3architectural.com

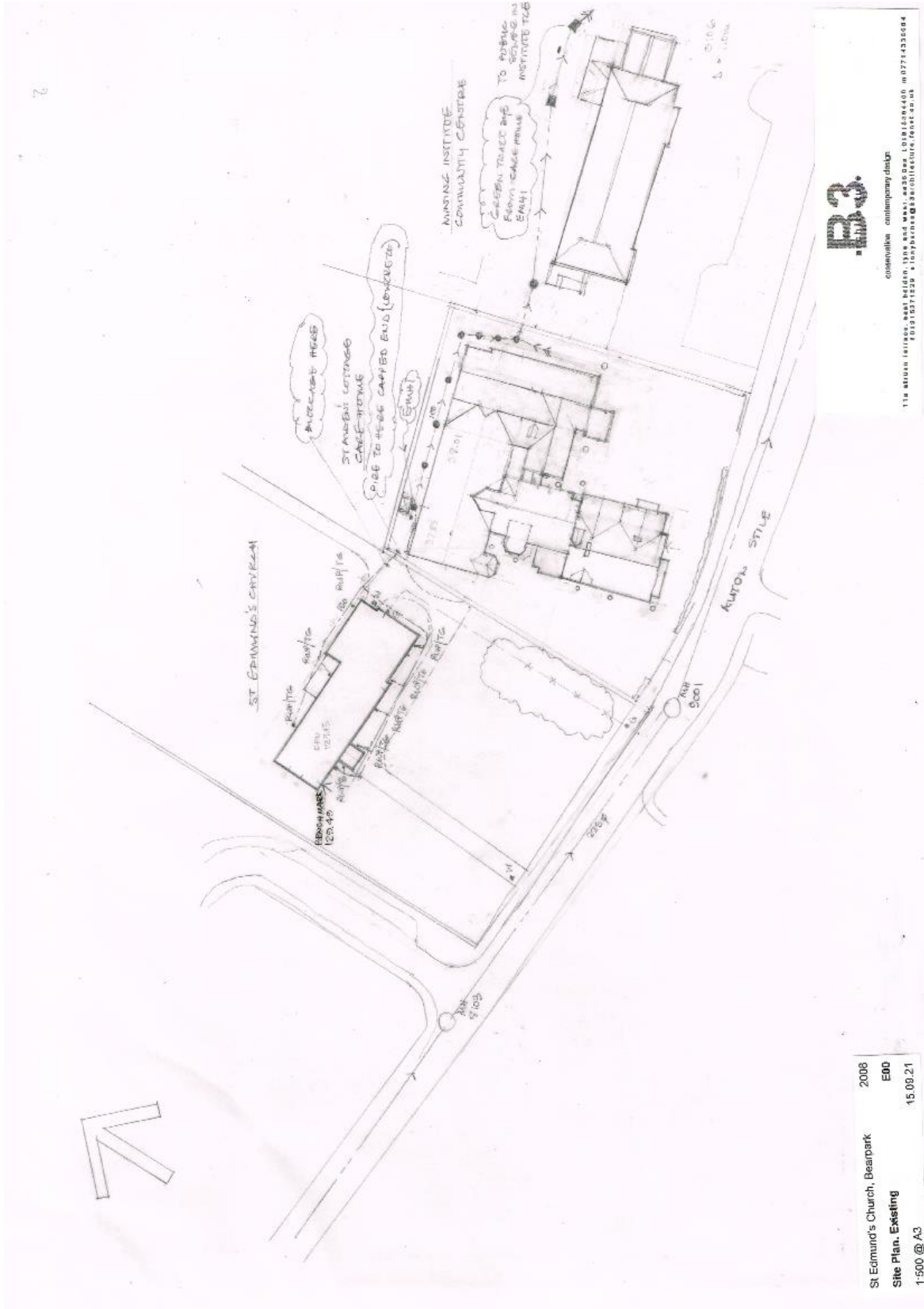


St Edmund's Church, Bearpark 2008
 Roof Plan E2
 1:100 app @ A3 30.01.21

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conservation contemporary design

116 Atkinson Terrace, East Boldon, Leam and Wear, NE15 6QG (0191) 8964400 W0771 632404
 0191 8971020 w0771632404@b3architectural.com



St Edmund's Church, Bearpark
 Site Plan - Existing
 1:500 @ A3
 2008
 E00
 15.09.21



B3
 contemporary design
 115 MOON HILL ROAD, BEARPK, CO. DUBLIN 15
 TEL: 01 852 1571 220 • INFO@B3ARCHITECTURE.COM

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SECTION 1

GENERAL DESCRIPTION

1.1

Location and site

Bearpark is a former colliery village some 3.5 kilometres west from the centre of Durham.

The church is situated on an area of elevated ground in the centre of the village on the north side of Auton Stile the main road through the village. Pedestrian access is from Auton Stile

The Church is Grade II listed.

It sits outside Durham Conservation Areas

There is no car park within the grounds.

There is a churchyard containing many mature trees surrounding the church on all sides.

Ordnance Survey map reference NZ 239 431

Consultation with the Diocesan Archaeological Advisor and Local Authority Archaeologist indicates that the church and its site are not of archaeological importance.

1.2

General description of the church

- The church was built in 1877-79 in the Early English Style to designs by the architect Charles Hodgson Fowler. Contractor was George Gradon.
- Built of red brick with plinth, incorporating red and buff sandstone ashlar dressings and detailing .A thin perforated brick damp proof course/ under floor vent , projecting brick eaves and brick cill and head strings.
- A 5 bay Nave with South Porch straddling 2nd and 3rd bays ,and integral West Vestry and Tower. Cill string and widely spaced paired lancets. 3 bay Chancel with north side vestry and organ chamber. Gabled porch with double doors under 3 stepped lancet slits
- Heating chamber beneath northside vestry.(Now redundant)

- Chancel is set back with double plinth on south side beneath 6 closely grouped lancets on cill string, stepping up to 3 stepped lancets on east gable.
- West elevation has 3 lancets with slightly projecting centre continuing as 3 stage tower. Single lancet in first 2 stages and 2 light belfry openings with plain wood mullions and louvres. High pyramid tower roof with swept eaves and weathercock finial.
- Iron and stone cross finials to Nave and Chancel gables
- The main roofs are dual pitched beneath a covering of Welsh slate with roll-moulded ridge tiles .The monopitch roof over the Organ Chamber and North Vestry is a continuation of the north chancel slope.
- The interior brickwork is left un-plastered and painted .Dentilled brick cornice. Roll moulded cill string course continues as drip mould over doors.
- 3 high arches in cross wall to west end bay with 2 transverse arches supporting tower incorporating the belfry.
- Nave roof: bracketed king posts with arch braced collars
- Chancel roof:6 point braced arches on stone brackets.
- The Nave and West Vestry floors of solid construction , overlain with carpet with pine pew platforms in Nave. The chancel floor of solid construction covered with stone flags and tiles, with pine boarding beneath the choir stalls The sanctuary floor is solid with a coloured tile finish and dressed stone steps.
- North Vestry floor is timber boarded , overlain with carpet.
- The original building provided a Nave, a Chancel and Tower.
- 1906 installation of pipe organ from St Stephens , South Shields
- The floors are of solid construction with flagged finish with pine pew platforms. The sanctuary floor is solid with a coloured tile finish and pine platforms.
- Anti-slip vinyl in utility areas
- Artificial light and power by mains electricity from an overhead supply
- There is mains water .
- 2 gas-fired boilers in the Vestry supply hot water to a system of radiators .

- Domestic hot water in the choir Vestry is by electric unit heater.
- There is a mains drainage system for foul water and surface water on the north side with a system of soakaways for surface water on the south side. The basement boiler room drainage is connected to mains drainage.

Accommodation

Nave
 Chancel with North Vestry
 South porch
 Vicar's vestry (in base of tower)
 North entrance/meeting space/server
 Basement beneath North Vestry
 Tower (incorporating Belfry)
 West vestry

1.3

General Condition

The church is well cared-for and appears in good structural condition – some excellent work has been done. The report is intended to help direct efforts towards an orderly programme of work needed in the foreseeable future.

1.4

Work carried out since last inspection report.

Details of work:

- Clearing gutters/downpipes and gullies
- Minor repairs to roof slating,
- Replacement boilers within North Vestry
- Electrical upgrade

SECTION 2 SURVEY NOTES

Date of survey 07 October 2020

Town Bearpark

Street Auton Stile

Type of premises Church

Date built 1879. Grade II listed.

Main structure Single storey load-bearing brickwork:
with sandstone dressings

Main roofs Church: dual pitched, structural timber with slate
coverings

Tower: load- bearing brickwork over 3 levels structural
timber pyramidal roof , splayed eaves, slate
covering

Generally, C.I. profiled rainwater goods

Location Urban setting

Detached, elevated site, gentle upward slope north to south.

Walled/fenced cemetery with trees, rubble stone wall to street
Elevation and east boundary

No car park.

Telephone 0191 374 6012 Revd Canon Dr Alan Bartlett

Sketch plans Attached

SECTION 2

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2.1 Exterior

General description

2.1.1	North elevation
2.1.2	East elevation
2.1.3	South elevation
2.1.4	West elevation

2.2 Interior

General description

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2.2.2	Nave
2.2.3	Tower vestry
2.2.4	Chancel
2.2.5	Vestry
2.2.6	North Passage
2.2.7	Nave Lobby
2.2.8	Tower: Lower landing
2.2.9	Tower: Lower chamber
2.2.10	Tower: Middle chamber
2.2.11	Tower: Bell chamber
2.2.12	Basement

2.3 Heating installation

2.4 Electrical installation

2.5 Site and external surrounds

2.6 Specialist reports

2.1 EXTERIOR

GENERAL DESCRIPTION

Roofs	<ul style="list-style-type: none"> • Dual pitched, timber braced rafters (church) • Extended pitch with timber rafters and purlins to northside ancillaries
Coverings	<ul style="list-style-type: none"> • Welsh slate with roll moulded ridge tiles.
Tower	<ul style="list-style-type: none"> • Welsh slate with mitred hips to pyramidal tower roof
Flashings	<ul style="list-style-type: none"> • Lead
Gutters, rainwater pipes	<ul style="list-style-type: none"> • Cast iron, half round profile, round fall pipes.
Eaves	<ul style="list-style-type: none"> • Projecting eaves corbelled brick/stone. • Exposed rafter to tower.
External walls	<ul style="list-style-type: none"> • Brickwork with moulded head and cill strings • Chamfered plinth brick • Dressed red sandstone gable stop ends.
Lintels and arches/reveals	<ul style="list-style-type: none"> • Brick lancets with dressed sandstone cills
Pointing	<ul style="list-style-type: none"> • weathered including coarse stuff. Some hard cement-based ribbon pointing.
Window openings	<ul style="list-style-type: none"> • Single lancets to Nave, 6 closely grouped lancets to Chancel south side with 3 stepped east lancets. • Dressed sandstone reveals and cills. • Moulded brick hood moulds as continuation of upper string course. • Paired openings in belfry with flat wood mullions and timber louvre infill.
Glazing	<ul style="list-style-type: none"> • Stained/clear glass with lead cames. • Polycarbonate sheet window guards
External doors	<ul style="list-style-type: none"> • Vertical pine boarded with decorative 'C' strap-work to south door.

	<ul style="list-style-type: none"> • Plain boarded to north door and basement
Frames	<ul style="list-style-type: none"> • Rebated brickwork
Threshold	<ul style="list-style-type: none"> • Stone/concrete single stepped access, with ramp to west door northside.
Lightning conductor	<ul style="list-style-type: none"> • On west elevation of tower
DPC	<ul style="list-style-type: none"> • Thin perforated tile dpc/under floor vent system: continuous
Weathervane	<ul style="list-style-type: none"> • Weather cock finial to tower
Crosses	<ul style="list-style-type: none"> • Iron and stone cross finials to Nave and Chancel gables

2.1.1 North Elevation

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Ridge/Hips	f Mortar erosion between tiles	Re-bed loose ridge tiles and re-point all	1
Roof structure	f (fair) no visible signs of sagging rafters		
Roof coverings	f , 4 slipped slates	Re-fix/Replace slipped slates.	1
Flashings(lead)	f		
Gutters	f/p some joints poor , rusting from leakage , uneven falls	Clean out and Repair any defective joints/ sections; realign gutters to even fall.	1
Rainwater pipes	f /p leakage from blocked joints	Clean out and Repair any defective joints	
External walls	g (good) No visible defect in alignment/ settlement.		
Stonework (cills and verges)	f		
Brickwork	f Some deterioration of facings, and mortar	Monitor	2
Windows (Lancet at basement level bricked up)	f Returns masked by window glass protection		
Glazing	? masked externally by window glass protection		
Doors			
Thresholds			
Air vents	f	Ensure vents are kept clear of rubbish.	1
	f		

DPC perforated brick/tile			
Decoration	f	Decorate gutters inc. internal faces and pipes inc. backs	2
Tower inc. roof	f		
Ramp	f/p brickwork spalling on facework, vegetation on ramp	Clear all vegetation and Repair brickwork.	1
Chimney	f some spalling of brickwork. Mortar pointing eroded.	Inspect brickwork for possible replacements. Repoint brickwork. Check condition of back gutter	2

2.1.2 East Elevation

	CONDITION	WORK REQUIRED	PRIORITY
ITEM	f		
Roof coverings (Slate verge mortar pointing)	f		
Flashings/ Abutments (lead flashing covering chancel / Nave step. Lead stepped at chimney)	f		
Gutters south porch	f	Check joints for leaks	1
Rainwater pipes	f	Clean out / check joints for leaks. Repair any defective joints.	1
External walls	f		
Lintels / arches	f		
Brickwork	f Hoodmould mortar joints and some brickwork worn. Some deterioration in facework and eroded	No action at this time	

	mortar		
Windows	f ? Inset stone reveals masked by window glass protection		
Glazing	f masked externally by window glass protection		
Doors/ Frames (Boiler House)	f		
Ventilation	f		
Plinth	f		
Decoration	f	Decorate gutters and downpipes following repairs. Include gutter backs and lining. Decorate Boiler House Door and Frame	2 2
Tower including its Roof.	f		

2.1.3 South Elevation

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Ridge/ Hips	f Mortar erosion between tiles	Repoint joints to minimise water ingress	1
Roof structure	f (fair) / nvd (no visible defect)		
Roof coverings	f		
Flashings/ abutments	f	Check condition of lead abutment flashing between Chancel and Nave annually, and after storms Repair as necessary	2
Parapets/copings	none		
Gutters	f Some rusting of gutters	Clean out gutter and outlets, checking for damage to linings, particularly gutter backs, where corrosion can go unnoticed . Repair as necessary.	1
Rainwater pipes	f Some rusting of	Clean out removing blockages.	1

	downpipes., Evidence of blocked down pipes. Water seepage at joints	Repair joints	
External walls	f Porch brickwork appears butted up to Nave (no tying in of brickwork) Mortar cracked... seasonal movement? Porch added later ??	Monitor for any significant changes and advise	3
Lintels / arches	f		
Stonework	f/g Some delamination/ shaling of stone cill to Porch lancets and to Eaves 'end kneelers' to Nave Evidence of previous repairs / replacements to Nave/ Chancel stone cills	No action at this time, but Monitor for significant change and Advise.	3
Brickwork	f Some mortar joints a little eroded	No action at this time .Not sufficiently eroded to warrant re- pointing	
Windows	f? Reveals obscured by polycarbonate sheets.		
Glazing	f? leaded lights obscured by polycarbonate sheet. (see internals) glazing to porch lancets		
Doors/frames	f minimal timber decay occurring at base of outer door.		
Thresholds	f 65 mm concrete step		
Ventilation	f		
Decoration	f	Paint guttering and down pipes, inc internal faces of guttering. Redecorate Door	2 2
Tower inc Roof covering and	f/g recent repairs to timber		

louvres	louvres and repointing work by T Manners		
Weathervane	f/g		

2.1.4 West Elevation

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Ridges	f Clay ridge to chimney abutment and South Porch		
Roof coverings	f Chimney abutment and South Porch in slate. South Porch slates are later replacements.		
Flashings	f		
Gutters (South Porch)	f/p	Clean out South porch gutter. Repair porch stop ends.	1
Rainwater pipes (South Porch)	f/p	Ensure down pipes are regularly cleared of debris	1
Brickwork	f some eroded mortar joints in brickwork at W from internal header tank overflow and plinth brickwork where sink waste discharges(no fall pipe . no drain connection)	Provide waste pipe with granular soakaway as interim measure to protect brickwork until reordering complete, and foul water drain installed. Repoint plinth brickwork locally in compatible mortar	2 2
Windows	f		
Glazing	f polycarbonate window guards		
Doors/frames (Vestry entrance)	f		
Ironmongery	f Handle to Vestry entrance latch' dropped'... weak/ broken return spring.?	Repair/replace latch set	2
Thresholds	f/p stone step at top of		

	ramp		
Dpc/ Air vents	f	Ensure perforations are kept open	3
Plinths	f	See 'brickwork' above	
Decoration	f	Redecorate rainwater gutters and fall pipe to porch. Redecorate Vestry door.	2 2
Ramp	p	See North elevation	
Lighting	f Bulkhead fitting above Vestry entrance door/ escape route		

2.1 INTERIOR

GENERAL DESCRIPTION

Ceilings/ roofs	<ul style="list-style-type: none"> • Boarded between bracketed King Post trusses with arched braced collars. Exposed timber purlins • Dual pitched Nave roof of 5 bays , intermediate braced collars. Boarded between pierced arched braced Chancel roof of 3 bays with concealed collars and exposed purlins. • Stone Corbels • Tower roof: pyramidal with splayed eaves Timber King Post with hip rafters, struts and purlins, sarking boards above common rafters.
Walls	<ul style="list-style-type: none"> • Painted brickwork walls generally, boarded frieze between exposed wall posts. • Dentilled brick cornice • Roll-moulded cill string continues over doors. • 3high brick arches to cross wall at west end bay with 2 transverse arches , the central supporting tower above. • Belfry :Brick piers with timber louvre infill
Floor	<ul style="list-style-type: none"> • Pine pew platforms in nave on suspended timber floor with carpet over concrete to central aisle. • Tiles over concrete to Chancel with boarded platforms • Sanctuary carpeted over concrete. • Carpet over concrete to Vestry • Tower in 3 levels, (mezzanine / 1st floor, intermediate, belfry) 2 boarded floors on timber beams . concrete floor to bell chamber . Steel tie rod from paired bell frame beams above.
Window openings	<ul style="list-style-type: none"> • 6 closely grouped lancets in chancel south side on cill string , stepped up at east to 3 stepped east lancets within 5 bay arcade separated by attached stone columns. • Widely spaced paired lancets in Nave • 3 lancets in West wall • Tower: single lancets on west wall
Glazing	<ul style="list-style-type: none"> • Stained/clear glass within lead comes. Panes in clear glass square and diamond pattern alternating. • Frames set directly into stonework.
Doors	<ul style="list-style-type: none"> • Varnished pine board to south porch • Varnished pine ledged and braced boards – inner south door, north entrance to Vestry, undercroft boiler room
Seating	<ul style="list-style-type: none"> • Pine pews in Nave and Chancel choir stalls
Electrical	<ul style="list-style-type: none"> • Main incoming service overhead at east end with

	<p>distribution board, boiler controls in Vestry</p> <ul style="list-style-type: none"> • Halogen/tungsten spotlights in nave chancel with single 4 lamp simple chandelier at west end • Plain fluorescent surface mounted fittings elsewhere. Bulkhead • No emergency lighting.
Heating	<ul style="list-style-type: none"> • Gas meter in undercroft beneath vestry, 2 gas boilers in Vestry. Mixture of later panel steel and original cast iron radiators with cast iron pipework. Boiler flues now to wall terminals. Brick chimney redundant. Expansion tank at high level west end • Over door fan heater South Door • Electric water heating to sink in west end.
Sound system	<ul style="list-style-type: none"> • Sound reinforcement by way of speakers and induction loop system
San fittings	<ul style="list-style-type: none"> • Stainless steel sink in west end
Fire protection	<ul style="list-style-type: none"> • Gen purpose class A powder in old vestry next organ console/electrical switchgear • 6l foam in Nave adjacent south door, Chancel south side and Vestry. Serviced April 2020.
Ventilation	<ul style="list-style-type: none"> • Window hoppers . Nave
Stairs/steps	<ul style="list-style-type: none"> • 1 chancel step, 2 sanctuary steps all in stone. • A fixed timber ladder at the west end gives access to the tower.
Balustrades	<ul style="list-style-type: none"> • Oak altar rail
	<ul style="list-style-type: none"> •
Altar	<ul style="list-style-type: none"> • Plain design, open frame in oak forward of reredos
Pulpit/lectern	<ul style="list-style-type: none"> • Simple octagonal panelled oak pulpit • Decorative oak pedestal lectern
Font	<ul style="list-style-type: none"> • Adjacent South door. Stone octagon with insets/columns, square pedestal . lead lining and plain oak cover.
Screens/ panels	<ul style="list-style-type: none"> • Oak screen separates Chancel from Nave. Panelled base with slender muntins, pierced fretwork and dentilled capping with crestings • Oak dado panelling to Chancel • Oak plain panelling on south Nave wall adj font with moulded capping, capping continues across west end arches forming curtain pelmets to original north and south choir vestries. • Reredos, 3 decorative oak panels with crestings

	pierced decoration and projecting 4 niches with figures- St Catherine ,St Edmund, St Oswald, St John. Carved inscriptions in bottom frieze .All in oak
Stained glass	<ul style="list-style-type: none"> • East Chancel windows by J C N Bewsey(1880-1940) of London .1st and 2nd world war memorial windows
Organ	<ul style="list-style-type: none"> • Originally from St Stephens , South Shields.1906 T C Lewis and Co. London (Other local examples at Newcastle Cathedral and St George's Cullercoats)
Monuments	<ul style="list-style-type: none"> • 1st and 2nd world wars memorial .Nave east side in oak • 2 Brass wall plaques by Jones and Willis dedicated to :- • Augustus Kerr B Granville 1st Vicar d1884 • Alexander Kerr B Granville (son) sea cpt.
Bells	<ul style="list-style-type: none"> • 1 cast bell hung from timber bell frame, Rope attached to clapper runs to ground level.

2.2.1 South Porch

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Ceilings	f		
Walls	<p>f painted brickwork flaking at low level. ? non breathable paint used sealing in dampness.</p> <p>Some movement at vertical joint between porch and Nave . Mastic repair previously Possibly seasonal movement at what appears to be unbonded link</p>	<p>Check rainwater goods for leaks. as mentioned in externals and Repair as necessary.</p> <p>Remove flaking paint, and allow wall to dry.</p> <ul style="list-style-type: none"> • Replace joint sealant and • Monitor for any significant movement and advise 	<p>2</p> <p>2</p> <p>2</p>
Doors	f		
Ironmongery	f		
Window openings	f		

Glazing	f Clear diamond pattern		
Decorations	f	<ul style="list-style-type: none"> • But see walls above. • Redecorate south porch, with a breathable paint once walls have dried. 	2
Flooring	f Fine cracks in concrete	No action at this time	
Electrical	f		
Heating	none		
Fire protection	none		
Ventilation	none		

2.2.2 Nave

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Ceilings	f		
Walls	f		
Woodwork	f		
Doors	f		
Ironmongery	f		
Window openings	f		
Glazing	f		
Decorations	f		
Flooring	f		
Seating	f		
Electrical	f		
Heating	f		
Fire protection	Nvd		

Ventilation	f/p 3 window hoppers but no chords	<ul style="list-style-type: none"> • Repair hoppers to open 	2
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2.2.3 Tower vestry

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Ceilings	f		
Walls	f		
Steps/ ladders (from raised platform to mezzanine balcony, upper floor and Belfry)	f		
Doors/ hatches (to upper floor and belfry)	f		
Windows	f Cills and lower sections of reveals affected by condensation on glass. Blistered paint and friable cill stone . Paint may be non-breathable,	<p>Remove all affected paint and friable material and allow fabric to dry.</p> <p>Check glazing is properly bedded in fabric. Repair as necessary</p>	2 2
Glazing	f		
Decorations	f See windows above	<p>Remove all paint from stone cills and leave un painted.</p> <p>Repair and redecorate reveals</p>	2
Flooring	f		
Electrical	f	<ul style="list-style-type: none"> • Check and test circuits 	2
Heating	f (Not on at Inspection)		

2.2.4 Chancel

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Ceilings	f		
Walls	f		
Woodwork	f		
Doors	f		
Ironmongery	f		
Windows	f As Tower vestry. Stone cills eroded beneath flaking paintwork.	Remove all friable material and paint from stone cills and reveals. Allow to dry thoroughly.	2
Glazing	f		
Decorations	f	Re decorate window reveals with breathable paint	2
Flooring	f		
Electrical: internal floodlights at eaves	f	<ul style="list-style-type: none"> Check and test circuits 	2
Heating	f Not on at Inspection		
Fire protection	f 6L serviced April 2020		

2.2.5 Vestry

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Ceilings	f Some water staining of boards on north slope	Check roof coverings and flashings around chimney for damage . Repair as necessary	1
Walls: fair faced brick	f		
Woodwork	f		

Doors	f		
Ironmongery	f		
Window openings: lancet east , rect. west	f spalling of mortar in 'brick 'reveals Possibly caused by condensation?	Remove all friable material	2
Glazing: Clear leaded	f		
Decorations: painted bwk	f		
Flooring: Carpet over timber	f		
Electrical: fluorescent strip floodlight to ceiling	nvd		
Heating: 2 gas boilers. Cast iron radiator North wall.	nvd not on		
Fire protection	nvd 6L Foam. serviced 04/20		
Ventilation: window hopper	f/p not operational	• overhaul	2 / 3
Cupboards: pair of 8 panel in pine South wall	f		

2.2.6 Vestry Passage

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Ceilings: boarded , exposed timber truss	f		

Walls: fairfaced brickwork. Boarded to south side	f		
Doors: 2 over 3 panelled.	f		
Ironmongery	f		
Window openings:	f Spalling of mortar in reveals. Build-up of moisture beneath non porous paint?	<ul style="list-style-type: none"> • Remove loose and friable material and allow to dry. • Check rainwater goods for any leaks • Ventilate space periodically 	2
Glazing (Clear Leaded)	f		
Decorations	f		
Flooring (Lino over boarding)	f		
Electrical: Fluorescent fitting	nvd		
Heating	none		
Cupboards (Pine panelling to back of organ chamber)	f Some moisture/ white bloom on panelling ? lack of ventilation... build-up of condensation?	<ul style="list-style-type: none"> • Remove ' bloom' and ventilate space periodically 	3

2.2.7 Tower (3 levels)

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Ceilings (timber boards on beams)	f		
Walls (F/F bwk)	f Some brick spalling at NE corbels	<ul style="list-style-type: none"> • Check Rainwater goods for leakage. 	2

	<p>Stepped crack in mortar joints in east wall at mezzanine landing.</p> <p>Some water staining. (?old?)at high level above. Mezzanine landing south wall . ? defective abutment flashing with Tower?</p>	<ul style="list-style-type: none"> • Monitor crack for further movement over a full year and advise. • Check flashing is sound. 	<p>2</p> <p>2</p>
Woodwork (See flooring)	f		
Doors (Vertical boarding and ledges)	f Door to Level 1 binding	Ease door to operate freely	2
Ironmongery (metal sneck at first floor)	f		
Window opening (small lancets in west wall at level 1 and 2)	f .		
Glazing (clear leaded)	f		
Decorations	none		
Flooring (Boarded level 1 and 2 Concrete level 3)	f		
Electrical: Bulkhead fittings at ground floor mezzanine landing)	f	<ul style="list-style-type: none"> • Check and test • Consider lighting and power at upper levels for ease of maintenance 	<p>1</p> <p>3</p>
Heating: Note (upvc water header tank and float at Mezzanine landing)	none No insulation or cover to tank	<ul style="list-style-type: none"> • Check need with heating engineer 	2
Fire protection:	none		
Ventilation	f	<ul style="list-style-type: none"> • Refix mesh 	2

(hard wood louvres at level 3)	Insect/bird mesh detached on west side north		
Handrails/ Guarding (timber and metal)	f		
Steps/ladders (Timber)	f No guard rail to level 1/2	<ul style="list-style-type: none"> • Consider fitting guard rail for safety 	2
Trap door (at level 2/3)	f/p defective/difficult to open/ close	<ul style="list-style-type: none"> • Overhaul/ease hinges • Provide friction stay and pull to hatch for safer access, together with handrail/ safety guard rail. 	3
Cleaning	p	<ul style="list-style-type: none"> • Remove all dust/ debris for ease of maintenance 	2
Bell chamber inc open timber roof	f Some deterioration in sandstone cills to louvre openings	<ul style="list-style-type: none"> • No action required at this time. 	
Bell stock/bell	f	<ul style="list-style-type: none"> • Obtain bell hangers report and advice on routine maintenance. 	3

2.2.8 Boiler House(lower ground) redundant -Now Store

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Ceilings (brick vaulting)	f		
Walls (exposed brickwork painted)	f some spalling and low level efflorescence	No action at this time	
Door (Vertical boarding and ledged)	f	Adjust/ Ease	2

Ironmongery (Padlock and Bolts)	f		
Decorations	f	Decorate door and frame	2
Flooring (Concrete)	f		
Electrical: (fluorescent tubes) +power Redundant electrical electrics for oil fired system remain)	f	<ul style="list-style-type: none"> • Check and test system • Consider removing redundant electrics 	1 3
Heating: (Original coalfired boiler and subsequent oil fired boiler removed, Gas meter in second chamber east wall)	None here now		
Ventilation: (Door vents)	f		

2.3 HEATING/PLUMBING

ITEM	CONDITION	WORK REQUIRED	PRIORITY
<p>System:</p> <ul style="list-style-type: none"> • gas fired/steel/iron pipes and radiators, with header tank on west end Mezzanine landing • meter (gas) within old boiler house • supply from gas point in Auton Stile 	f	<ul style="list-style-type: none"> • Check and test by Gas safe registered plumber/heating engineer, as part of annual agreement 	2
<p>Boiler: gas</p> <p>2 Baxi 600 serve main church heating</p>	f		
<p>Mains water:</p> <p>For heating and drinking water .incoming service from external stop cock at south gate and o/s old boiler room</p>	Not inspected	<ul style="list-style-type: none"> • Check regularly stop cock valves to ensure easy action in event of emergencies 	2

2.4 ELECTRICAL

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Installation Incoming service is overhead to east end	f	<ul style="list-style-type: none"> • Check and test by NICEIC electrical engineer • Electricallaws of Durham 2019 	2
<ul style="list-style-type: none"> • Meter (In Vicars vestry : East Wall) 		<ul style="list-style-type: none"> • 	
<ul style="list-style-type: none"> • Main fuses (Vicars Vestry: East Wall) 			
<ul style="list-style-type: none"> • Earthing 			
<ul style="list-style-type: none"> • Wiring 			
<ul style="list-style-type: none"> • Switching 			
<ul style="list-style-type: none"> • Light fittings 	Nvd Flood lights/Nave chandelier/ south porch floodlight/ vestry. Lamps changed from halogen to LED		
<ul style="list-style-type: none"> • Power circuits 			
<ul style="list-style-type: none"> • Special lighting 			
<ul style="list-style-type: none"> • External lighting 			
PA system	nvd		
Induction loop	nvd		
Lightning conductor: tower west wall	nvd	<ul style="list-style-type: none"> • Check and test 	3

2.5 SITE AND EXTERNAL SURROUNDS

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Basement area access to old boiler room	f	See 2.2.8 Boiler Room	
Trees and hedges	f Some trees will require attention...e.g. removal of deadwood and re shaping	<ul style="list-style-type: none"> • Continue regular inspections by qualified arborist; • implement recommendations 	3
External steps/ ramp:	f	<ul style="list-style-type: none"> • Remove any algae, vegetation from ramp on regular basis as ramp forms part of means of escape on the north side • 	1
Open area/ graveyard	f/p overgrown	Suggest a schedule for tackling	3
Gulleys	? Condition unknown. Soakaways or surface water drain	<ul style="list-style-type: none"> • Ensure gulleys/ traps are flushed out on a regular basis • Consider investigation to establish form of surface water drainage • 	2 3
Paths/hard standing (tarmac to south porch from Auton Stile)	f overgrown with grass on northside	Clear pathway on north side as forms part of alternative emergency escape route	2
Gates: <ul style="list-style-type: none"> • Pair of iron gates to Auton Stile set between octagonal stone piers with clay cappings 	f	<ul style="list-style-type: none"> • Ease and oil; • Paint metalwork 	2
Boundary walls: uncoursed rubble stone generally + saddleback coping to west boundary onto Wayside Court. Brickwork with piers to north	f/p areas of stone walling and brickwork will require close attention, particularly west wall + repointing coping stones to avoid deterioration of the general fabric	<ul style="list-style-type: none"> • Remove all signs of seedlings/vegetation growing in crevices • Repair and generally replace re-bed coping stones to protect walling below and • Stem/repoint selected areas to minimise water ingress and plant growth (some 	2 2 2

<p>west boundary onto open grass</p> <p>700mm high timber post and mesh infill to west part north boundary with gap onto path through cemetery</p> <p>2m high brick wall with piers to east.</p> <p>2.000m high brick with piers to East side and to north wall of St Aidan's Cottage Nursing Home</p> <p>Low level rubble stone wall to East with single brick over to approx. 2.000m, then rubble stone at 2.000m to Auton Stile</p> <p>1.200m high stepped brick wall with stone copes to south boundary onto Auton Stile</p>	f	<p>rebuilding may become necessary in order to remove vegetation</p> <ul style="list-style-type: none"> • Repair sections of wall abutting west boundary (holes) by qualified stone mason • Obtain inspection report/quotation from qualified stone masons for all stone / masonry walling • Monitor retaining wall adjacent Nursing home for signs of outward movement, where self seeded trees and shrubbery are in close proximity • Consider removing the vegetation 	<p>2</p> <p>2</p> <p>3</p> <p>3</p>
Notice board	f		
Grass areas(to Southside)	f Remains a graveyard . Stones removed. Some propped against west boundary wall.		
Manholes	None visible		
Surface water drainage	Uncertain form	• See 'Gulleys' above	2
Services (Water/gas/electricity)	f Water and gas u/ground from Auton Stile Electricity o/head via Nursing Home		

2.6 SPECIALIST REPORTS

ITEM		WORK REQUIRED	PRIORITY
Heating/plumbing		Obtain annual service inspection report.	2
Electrical		Obtain inspection report	3
Lightning conductor		Obtain report	2
Trees		Obtain arborist report	2
Stone walling		Obtain mason's report	2
Headstone stability		Obtain report update	2
Bell/headstock		Obtain report	2

SECTION 3 APPENDICES

3.1 SCOPE OF THE REPORT

This report is based on the findings of a purely visual inspection such as can be made at ground floor and/or other floor levels, and from other readily accessible positions, or from ladders and any readily accessible roofs, galleries or staging.

Parts of the structure which are inaccessible, closed or covered, such as boarded floors, roof spaces, or hidden timbers at wall heads, or other locations which have not been opened up for inspection are excluded, unless otherwise stated in the report. The inspection may reveal that further or more detailed investigations are necessary.

Such woodwork or other parts of the structure which are covered, unexposed or inaccessible have not been inspected and therefore it is not possible to report that any such part of the property is free from defect.

Where it is suggested that some parts of the building are kept under observation, this is intended to be for the attention and guidance of the PCC and also for the future inspection of the property.

3.2 FORM OF THE REPORT

i. GENERAL

This report is a **Summary Report** as required by the Inspection of Churches Measure.

One copy of the report should be kept with the **Church Log Book** for future reference.

Professional Advice should be obtained in determining appropriate repair work and the preparation of appropriate documentation for implementation. The Architect will be willing to assist the PCC in these matters.

The conservation and repair of churches is a quite specialised field or work: care and skill are necessary to ensure that repairs are technically and aesthetically the best that can be achieved. To this end and to avoid wasting money, a fully detailed specification with appropriate drawn information should be provided, to enable best-informed estimates to be obtained. The work should only be entrusted to suitably-qualified contractors/tradespeople, under guidance from a suitably qualified professional.

Early discussion with the Archdeacon will confirm the correct and up-to-date procedures to be followed with regard to Faculties and Approvals.

ii. PRIORITIES

Where work has been specified as being necessary in the preceding pages, a code number from **1 – 4** has been inserted indicating the degree of urgency of the relevant works as follows:

- 1 **requires immediate attention**
- 2 **should be dealt with within the next 12 months**
- 3 **advisable to be completed before the next quinquennial**
- 4 **ultimately desirable, but not at present essential**

3.3 **ELECTRICAL INSTALLATION**

The report on the electrical installation is based upon a visual inspection of the main switchboard and of certain sections of the wiring at random and without the use of instruments.

Any electrical installation should be tested every quinquennium, and **IMMEDIATELY** if not done within the last 5 years, by a competent and registered NICEIC electrician.

A **Resistance and Earth Continuity Test** should be obtained on all circuits and the report kept with the **Log Book**.

The electrical installation should be installed and maintained in accordance with

- the current edition of the **IEE Regulations**
- **The Lighting and Wiring of Churches** (a Council for the Care of Churches publication)

3.4 **LIGHTNING CONDUCTORS**

Any lightning conductor should be tested every 5 years (in addition to any work recommended in this report) in accordance with the current British Standards, and carried out by a reputable firm recommended by the National Federation of Master Steeplejacks and Lightning Conductor Engineers.

3.5 **HEATING INSTALLATION**

The comments made in this report are based on a visual superficial examination of the system and its general condition.

A **full examination and test** should be carried out by a reputable qualified heating engineer as part of an **Annual Inspection and Maintenance Contract**, ideally in the summer months.

Details of the report from such a test should be kept with the **Log Book**.

3.6 **FIRE PRECAUTIONS**

The PCC is advised that the Fire Insurance cover should be annually reviewed.

The local **Fire Prevention Office/Ecclesiastical Insurance Group** should be consulted with regard to the recommended fire precaution measures for the building.

At least 2 general purpose extinguishers should be provided plus additional special extinguishers for

- Organ
- Boiler house

3.7 SECURITY

As thefts from churches are becoming more prevalent, it is important that all artefacts in the premises are recorded, photographed, and if possible security marked.

The local **Crime Prevention Officer** and **Ecclesiastical Insurance Group** should be consulted.

All external doors should be fitted with good quality locks.

3.8 REGULAR MAINTENANCE BETWEEN QUINQUENNIALS

Regular inspection and correct maintenance of the church fabric is extremely important to minimise costly repairs and combat vandalism by improving the appearance of the church.

Water ingress prevention, and good drainage particularly, are imperative to good housekeeping. The church is advised to enter into an arrangement with a local contractor to clean out gutters, downpipes and drainage gullies at least once, if not twice, a year.

3.9 BELLS AND CLOCKS

Bells, their frames and supports are often not easily accessible but do need to be inspected and maintained by a suitably qualified bell hanger on a regular basis.

Clocks should also be inspected and maintained on a regular basis but preferably by the makers' appointed engineers.

3.10 ORGAN

The church is advised to enter into an annual contract with a specialist for tuning and maintaining the organ, particularly where the instrument is of historical or musical interest.

3.11 PROTECTION OF BATS

The **Wildlife and Countryside Act 1981** introduced legislation to protect bats. Inform **English Nature** if bats are discovered in the church.

3.12 TREES

The church is responsible for caring for all trees within the churchyard. The church is advised to obtain a report on their condition from a registered arboriculturist and keep it updated regularly.

Seek consent from the Archdeacon for any work to the trees. Some may have preservation orders placed upon them. Any work to preserved trees or trees within a conservation area must also have the approval of the Local Authority.

3.13 EQUALITY ACT 2010

All churches should be compliant with the relevant parts of this Act, although in some listed buildings this may not always be possible.

Churches must have taken all reasonable steps to make the building accessible to all. 'Reasonable steps will vary from church to church, but are judged upon existing facilities and the amount of money it would take to make them inclusive to all users.

To identify what needs action, consider undertaking an Access Audit of the church and its grounds. Examples of access audit formats can be found on the internet.

SECTION 4 SUMMARY OF WORK

To be read in conjunction with Section 2 detail

4.1 North Elevation

- 1 Repoint/ rebed ridge tiles.
- 1 Replace/refix slipped slates.
- 1 Clean out /repair re-align gutters and fall pipes
- 1 Ensure floor and air vents are clear.
- 1 Remove vegetation from ramp

- 2 Decorate gutters/ and fall pipes
- 2 Monitor condition/ repair as necessary lead flashing between Nave and Chancel
- 2 Inspect /repair / repoint chimney and back lead gutter.

4.2 East Elevation

- 1 Clean out and check/repair gutters and fall pipes on South Porch
- 2 Decorate gutter and fall pipe

4.3 South Elevation

- 1 Repoint/rebed Ridge tiles
- 1 Replace /refix slipped slates.
- 1 Clean out and repair / realign guttering and fall pipes.

- 2 Monitor condition/ repair as necessary lead flashing between Nave and Chancel

- 3 Monitor joint between South Porch and Nave for any significant movement and advise.
Monitor stone cills to South Porch lancet windows Nave end stone kneelers for increased delamination and advise.

4.4 West Elevation

- 1 Clean out and check/repair gutters and fall pipes on South Porch

- 2 Decorate gutter and fall pipe to South Porch and Vestry Passage Door.

- 2 Provide temporary granular soakaway for sink waste.
- 2 Repoint brickwork local to waste pipe.
- 2 Repair /Replace latch set to Vestry Passage Door

4.5 South Porch

- 2 Check rainwater goods for leaks
- 2 Remove flaking paintwork and allow wall to dry out
- 2 Redecorate with breathable paint
- 2 Replace joint sealant at Porch /Nave junction with lime mortar

- 3 Monitor for any significant movement at junction

4.6 Nave

- 2 Overhaul window hopper vents

4.7 Tower Vestry

- 2 Remove all paint and friable material in window reveals inc cills.
- 2 Repair reveals in lime mortar.
- 2 Redecorate with breathable paint . leave cill stone un- painted

4.8 Chancel

- 2 Remove all paint and friable material in window reveals inc cills
- 2 Repair reveals in lime plaster
- 2 Redecorate with breathable paint . leave cill stone un- painted

4.9 Vestry

- 1 Check / repair roof coverings and flashings around chimney to resolve water ingress

- 2 Repair window reveals as 4.8 Chancel
- 2 Overhaul window hopper

4.10 Tower(3 Levels)

- 2 Remove all general detritus Levels1-3
- 2 Resolve water ingress issue at eaves in NE corner
- 2 Monitor stepped crack in east wall brickwork at Mezzanine level for any further movement
- 2 Resolve water ingress issue at Tower/north roof slope abutment
- 2 Ease door to level 1
- 2 Refix steel mesh at level 3(Bell Chamber) west side .
- 2 Consider fitting stair safety rail at Levels 1-2

- 3 Overhaul Trap Door
- 3 Obtain Bell Hangers Report and advice on maintenance.

4.11 Boiler House (now Store)

- 2 Adjust/Ease Entrance Door
- 2 Decorate door and frame

4.12 Heating and Plumbing

- 1 Obtain annual service inspection report
- 2 Check water stop/ shut off valves regularly to ensure easy action in event of emergencies

4.13 Electrical

- 1 Obtain full inspection report
- 1 Obtain test notice on earth protection/lightning conductor as part of inspection

4.14 Site and Externals

- 1 Remove vegetation from ramp to Vestry passage and northside path adjacent to Church for safety reasons
- 2 Remove any vegetation in boundary wall and vicarage steps
- 2 Obtain stone masonry report on boundary wall care for consideration.
- 2 Obtain updated arborists report for consideration
- 2 Schedule plan of Action to tackle overgrown churchyard on Northside
- 2 Flush out gullies on regular basis
- 2 Overhaul/repair boundary walling
- 2 Ease Iron gates onto Auto Stile and decorate
- 3 Consider investigation to establish form of surface water drainage
- 3 Consider clearing vegetation against boundary wall with Care Home to facilitate future maintenance