Michael Atkinson

ARCHITECTURE & HERITAGE

QUINQUENNIAL INSPECTION REPORT

CHURCH OF THE ASCENSION

SEASIDE LANE, EASINGTON COLLIERY, COUNTY DURHAM, SR8 3PG

v.2 | APRIL 2022

Diocese of Durham

THE CHURCH OF ENGLAND

prepared by

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With thanks to the PCC at Church of the Ascension, Seaside Lane, Easington Colliery, County Durham for their assistance and support in the preparation of this Quinquennial Inspection Report.

REVISION HISTORY

ISSUE	DATE	BY	NOTES
v.1	31/03/2022	MA	DRAFT ISSUE
v.2	06/04/2022	MA	PHOTOGRAPHS ADDED

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EXTERNAL INSPECTION

INTERNAL INSPECTION

CURTILAGE

Where work is recommended within the main body of the Quinquennial Inspection Report a code is used to highlight the relevant text and indicate the priority as follows:

R0	Urgent works requiring immediate attention.
R1	Work recommended to be carried out during the next 12 months.
R2	Work recommended to be carried out within 18 – 24 months.
R3	Work recommended to be carried out within 5 years.
R4	A desirable improvement with no timescale.
M	Routine items of maintenance.

APPENDICES

A. THE INSPECTING ARCHITECT

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B. BACKGROUND AND GENERAL

B.1 Church: **Church of the Ascension**
Seaside Lane
Easington Colliery
County Durham
SR8 3PG

Parish of Easington Colliery
Deanery of Easington
Archdeaconry of Sunderland

B.2 The Church of the Ascension is located, set back in an elevated position off the south side of Seaside Lane (south), Easington Colliery. The historic village of Easington is located due west. Close by the A19 gives access north to Sunderland (13 miles) and to the south to Hartlepool (10 miles) and Stockton-on-Tees (20 miles).

B.3 The church is part of a benefice with St. Mary's Church, Easington Colliery and Holy Trinity, South Hetton. Regular services of worship at the church include Holy Communion every Sunday at 11.00am.

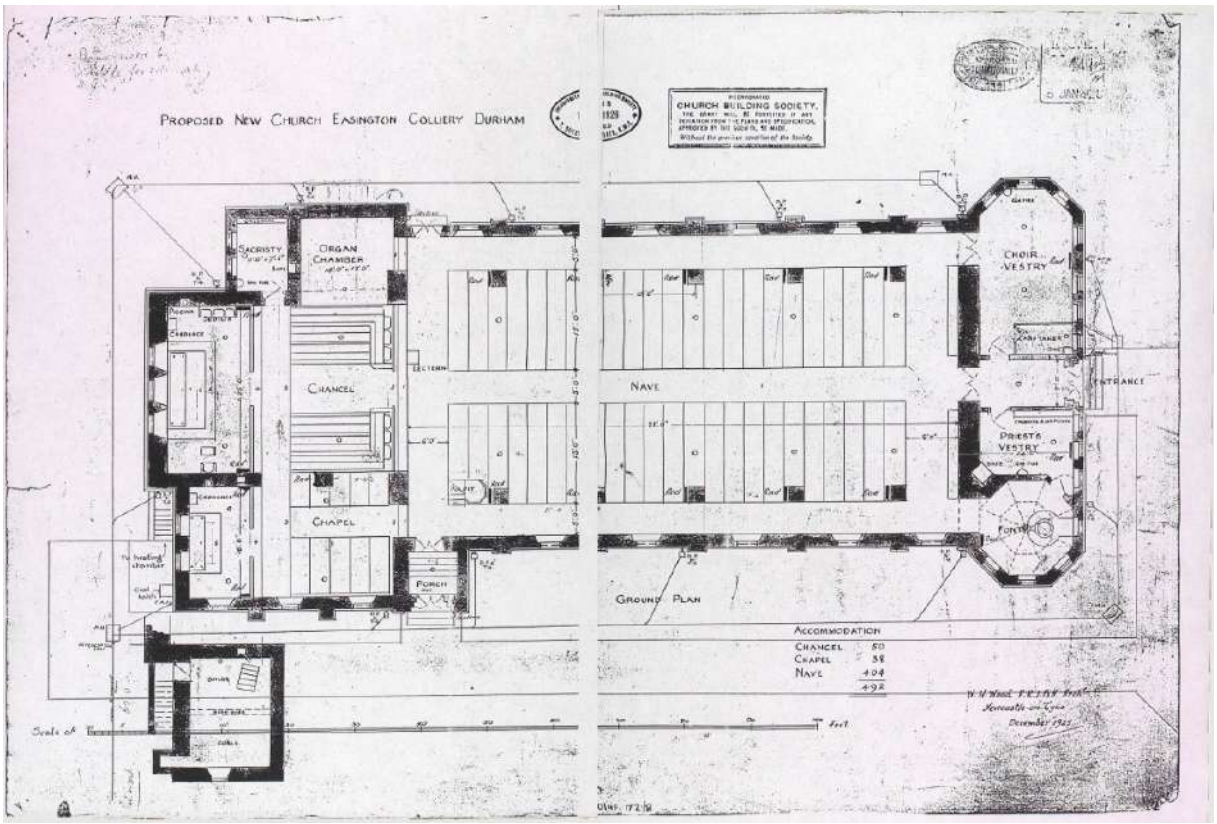
The Priest in Charge is the Revd. Lucy Moss.

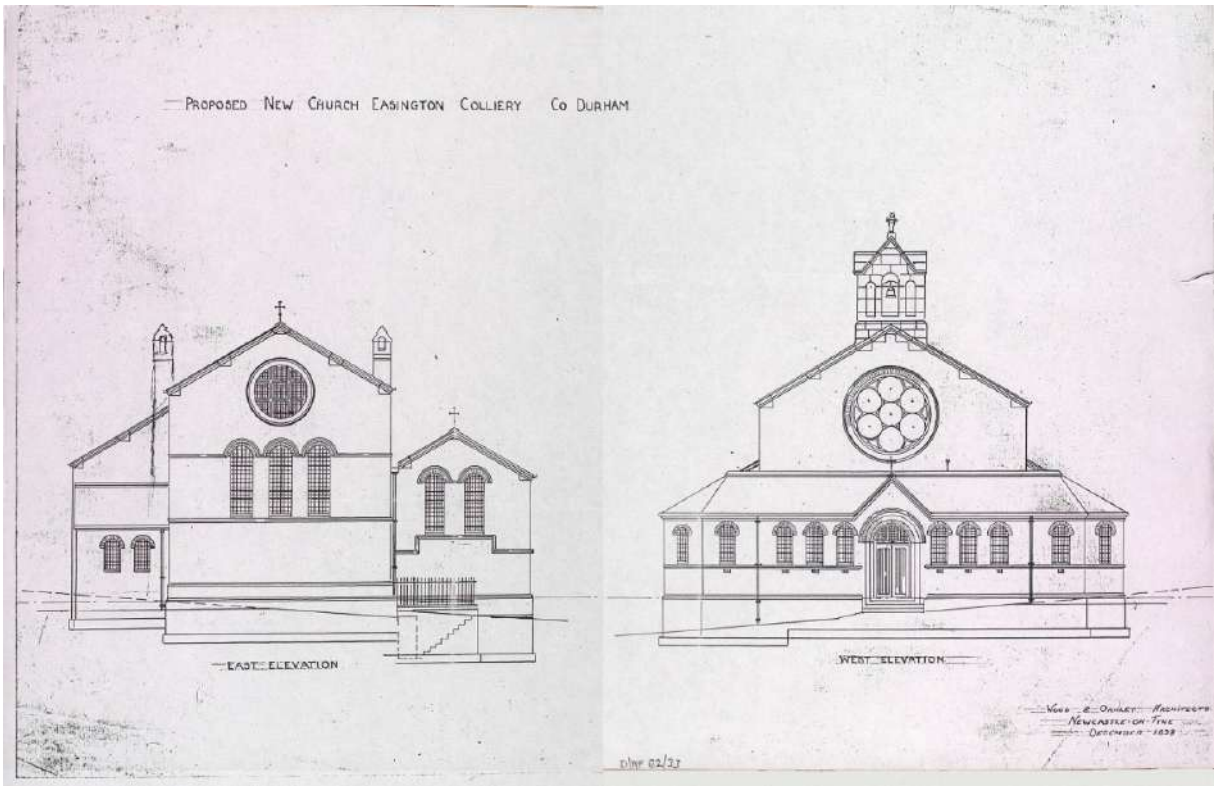
B.4 Ordnance Survey Map reference – NZ 43337 43849.

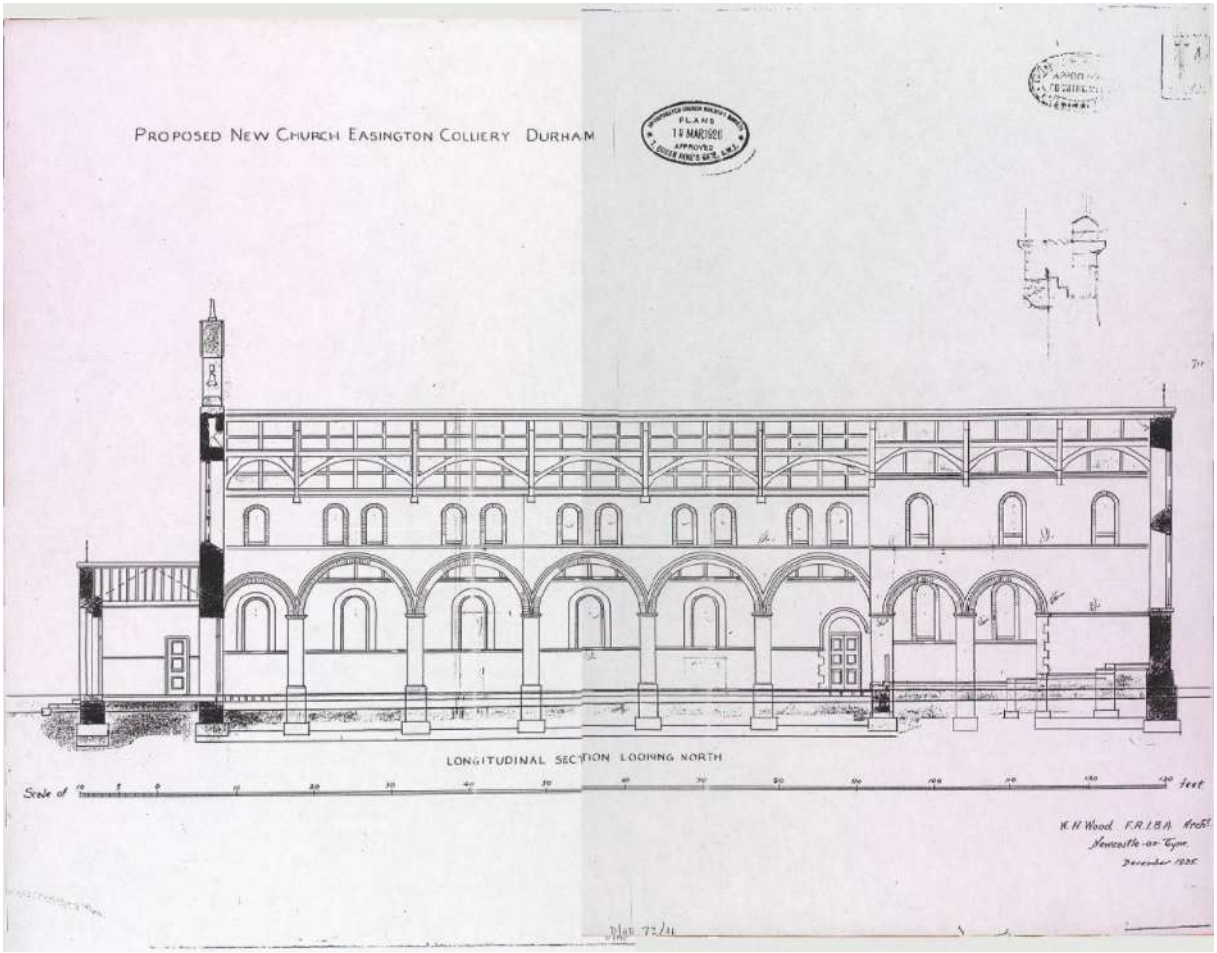
GENERAL DESCRIPTION OF THE CHURCH

B.5 From 1914 there existed a mission church in Easington Colliery to serve a growing colliery working population which was separate from Easington Village as a parish from 1924.

A new church was built, as seen existing today between 1925-28 designed by Wood (William Henry) & Oakley (Edmund) Architects of Newcastle upon Tyne. Their design intentions were never fully realised, the length of the nave today is half than that was intended and a lady chapel to the north and organ chamber and sacristy to the south were never built.


PROPOSED NEW CHURCH EASINGTON COLLIERY DURHAM
CHURCH BUILDING SOCIETY.
SACRISTY
ORGAN CHAMBER
CHANCEL
CHAPEL
PORCH
CHOIR VESTRY
NAVE
ENTRANCE
PRIEST'S VESTRY
GROUND PLAN
ACCOMMODATION
CHANCEL 50
CHAPEL 38
NAVE 404
492
Scale of Feet
December 1923


PROPOSED NEW CHURCH EASINGTON COLLIERY Co DURHAM
EAST ELEVATION
WEST ELEVATION


PROPOSED NEW CHURCH EASINGTON COLLIERY DURHAM
PLANS
LONGITUDINAL SECTION LOOKING NORTH
Scale of feet

B.6 The church today is constructed from solid masonry walls of red brickwork in a common bond with full headers every sixth course. The masonry walls are of substantial thickness; east gable – 4 bricks, chancel sides – 3 bricks and aisles – 2.5 bricks thick. There are three sections of the church where 'temporary' infill masonry is only a single brick thickness.

1. South wall of the choir.
   The concrete boiler house roof, level with the choir, is the floor for an intended organ chamber and small sacristy.
2. Whole of the north vestry.
   A chapel twice the area of the vestry was planned, partly over an unbuilt boiler room north of the chancel.
3. Whole of the nave west end and short returns to the aisles.
   The nave was planned to be five and a half bays long with a large west rose window over a low west lobby, octagonal baptistry and vestry.

Internally the brickwork walls are painted plaster and brickwork arcading between aisles and nave have a similar painted finish. Roof coverings consist of large expansive Welsh slates laid to a consistent course over timber sarking decking and roof trusses. Cast iron rainwater goods exist throughout. Floor coverings are generally of suspended timber construction or timber boarding laid over a solid base.

B.7 Accommodation therefore comprises of a nave of three and a half bays with clerestories over narrow passageway aisles, north and south. Choir and sanctuary and north vestry. Basement former boiler house located to south wall of choir. North and West entrance doors. A small low-level timber bell housing exists attached to the north aisle holding a single iron bell.

B.8 Furnishings include a richly painted and gilded screen and altar (curtain on riddle posts) by Sir Ninian Comper and Sebatian Comper who oversaw redecoration of the church in 1951 all in memory of those who lost their lives in the colliery disaster of the same year.

Marble font located centrally within choir, in front of the sanctuary.

Oak furnishings by Robert (Mouseman) Thompson of Kilburn.

Cruciform of miners pick axes located against west wall of north aisle, dating 1946 designed and created by Daglish ('Dag') Smith, former churchwarden and scout master of the parish.

B.8 Taken from Durham County Council Historic Environment Record:

The Easington Church of the Ascension is a brick-built building standing in its own extensive grounds with associated vicarage and hall. The church was built in 1929 and first appears on the third edition Ordnance Survey map. Recent aerial photographs and streetview data show that the church is a large, roughly rectangular, building with shallow-pitched tiled roof. The northern and southern sides of the church have additional lower roofed extensions that form elongated transepts. Two sets of steps lead to entrances into the church on the northern edge and through the western gable.

Arched windows along the northern and southern walls are located high up, above the lower roof line of the aisles. The church is known to contain a decorated memorial screen dedicated to 83 miners who were killed in the Easington pit disaster of 1951 as well as a First World War roll of honour memorial.

Reference number: D49185
Type of site: CHURCH - Early 20th Century (1901-1932)
WAR MEMORIAL (TRIBUTE) - First World War (1914-1918)

B.9 Taken from Nikolaus Pevsner's Buildings of England: County Durham):

1828-9 by W H Wood of Wood & Oakley. A building of delayed enjoyment. Plain bascilican exterior of dull red brick, set well back and offering little to the village landscape. Even plainer temporary w wall where the rest of the nave was to be added. The interior is a delightful contrast. The classical theme continues, but in a lightly painted, open-roofed chancel and aisled nave, with windows neatly framed in Soanian layered arches: a quiet background for superb FURNISHINGS by Sir Ninian Comper and Sebastian Comper, in memory of the victims of the 1951 Easington Colliery disaster. Richly painted and gilded SCREEN, simpler ALTAR flanked by tall CANDLESTICKS and a finely lettered WALL TABLET.

B.10 The church sits within a rectangular plot of land that slopes steeply down northwards to Seaside Lane. It mostly consists of lawned areas with mature trees along the north and east sides. A separate church hall exists to the west end of the church grounds. There is a tarmacadam drive leading from the northwest corner, via entrance gates leading to the west end of the church.

Formerly integral to the site the vicarage at the southwest corner is now under separate ownership and divided from the church by a timber fence. Boundary walling to the north consist of a stone retaining wall with iron railings. There are no burials within the church grounds.

B.11 The church pipe organ dates from 1889 built by Harrison & Harrison of Durham from St. John (with St. Mary), Monkhesleden and installed in 2004 by John Lightbown & Sons Ltd. The instrument has been awarded a grade II historic organ certificate, issued by BIOS.

The instrument replaced a pipe organ which was installed c.1960 possibly by Blackett & Howden which itself came from the Hippodrome Cinema, Easington Colliery (now demolished).

B.12 The church and its setting are not protected by heritage legislation nor is located within a conservation area.

B.13 The church is planned on a traditional East-West liturgical axis.

B.14 Date of Inspection: the church was visited and inspected on Tuesday 29th June 2021.

B.15 Weather: bright, warm and light clouds.

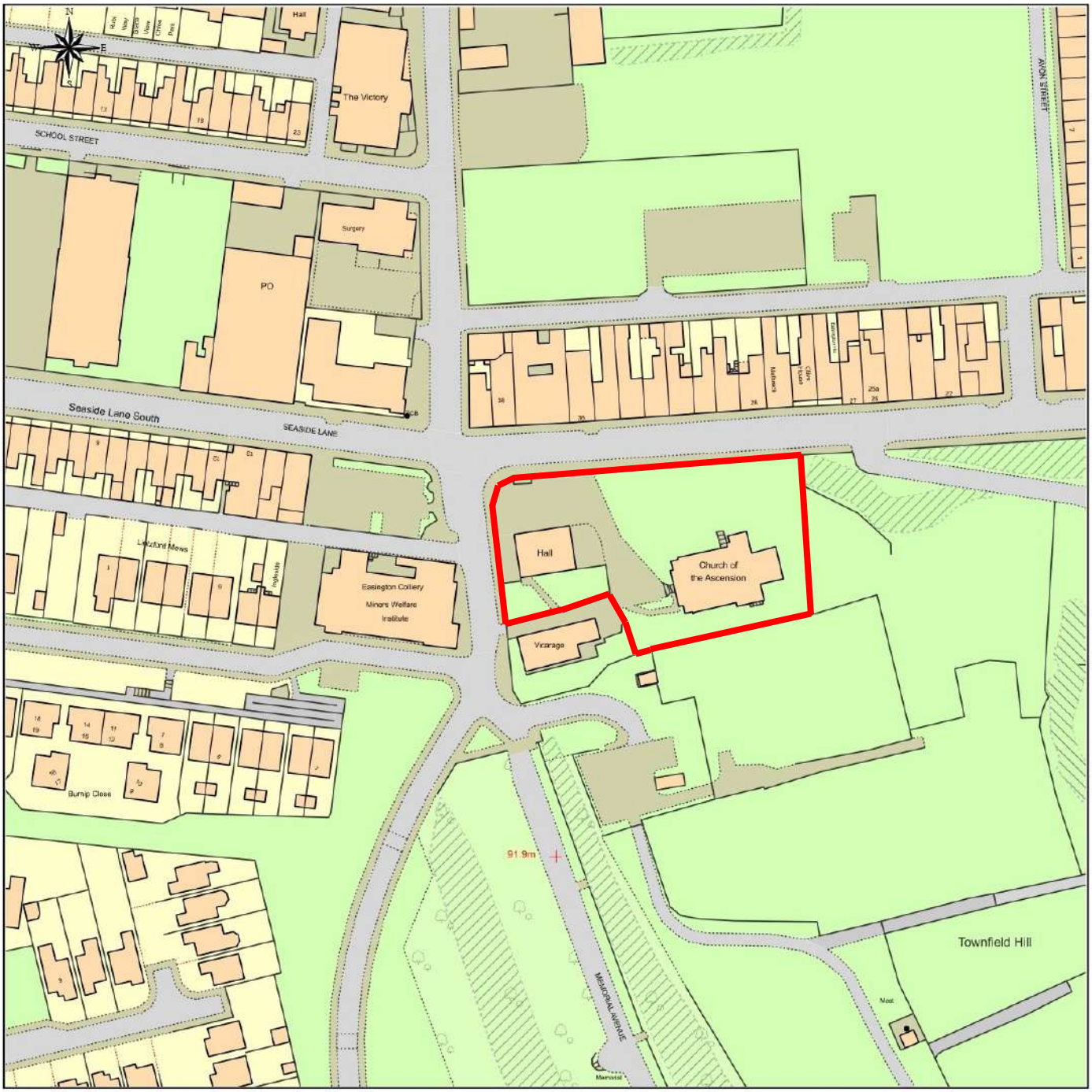


Fig. 1 | Churchyard Location Plan

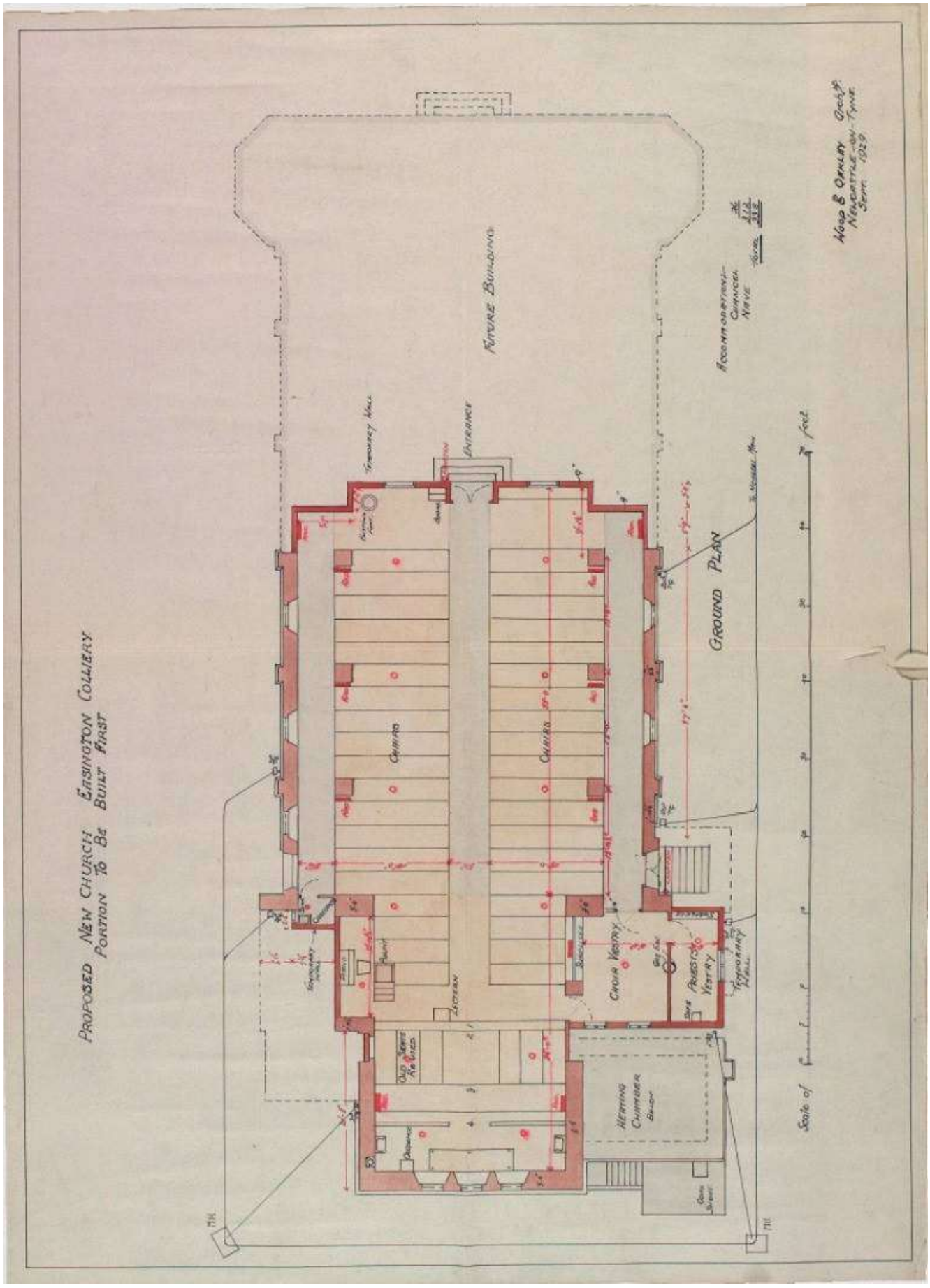


Fig. 2 | **Church Floor Plan** (not to scale)

Fig. 3 | Church Photographs (3.1 + 3.2 Exterior)

Fig. 4 | Church Photographs (4.1 + 4.2 Interior)

Fig. 5 | Church Photographs (5.1 + 5.2 Church Grounds)

C. SCOPE OF THE REPORT

C.1 A visual inspection of the church has been carried out such as could be undertaken from ground-level and any accessible roofs, galleries and stagings. Binoculars were used for roof inspections externally. Parts of the structure which were inaccessible, enclosed or covered were not opened up or any loose floor coverings lifted.

C.2 The inspection does not comprise of a structural survey of the Church. Where, in the opinion of the Inspecting Architect, it is apparent that specialist structural or civil engineering advice should be sought; this is recorded in the report.

C.3 The following inaccessible parts were not included in this inspection:

a. Enclosed roof space above Vestry.
b. Roof structure and ceiling boarding in nave, choir and sanctuary was made from floor level.
c. Interior and back of the Organ.
d. Former Boiler House.
e. Roofs were examined externally from ground floor level within the church grounds.

C.4 The boundary and extent of the churchyard is shown on the location plan (Fig. 1, p. 10).

C.5 No manhole covers were lifted or drains checked.

C.6 This report describes defects observed. It is not a specification for execution of any work and must not be used for obtaining builders' estimates. An indication of likely repairs costs is included, but it must be understood that the scope of repair work is undefined and no measurements have been taken, so the figures are no more than `educated guesses' and should not be relied upon beyond the purpose of indicating the likely spending commitment to maintain the property to a high standard.

C.7 The Parochial Church Council is reminded that it must notify the Diocesan Advisory Committee and/or obtain a faculty before putting any repair work in hand. In most cases specifications, schedules and descriptions of the proposed repairs will be required. This report is not a substitute for such documents but it may be cited in support as identifying the need for repairs.

C.8 One copy of this Report should be kept with the Church Log Book and Records, for future reference. The Architect will send the requisite number of copies direct to the Diocesan Office.

D. SUSTAINABILITY AND NET ZERO CARBON

On 12 February 2020 General Synod recognised that we are in a climate emergency and committed to an ambitious carbon reduction target of Net Zero by 2030. The culture is changing fast, both outside and within the Church; questions of sustainability should inform all our buildings-related decisions from now on, and this report highlights opportunities for action.

https://www.churchofengland.org/resources/churchcare/net-zero-carbon-church

See also the Practical Path to Net Zero Carbon (PPNZC) document in the appendix.

The Church of England Research and Statistics Team has created an Energy Footprint Tool. This will tell your church what your 'carbon footprint' is, based on the energy you use to heat and light your buildings, and is part of the Online Parish Returns System. You will need to input the data from the most recent year's electricity and gas/oil etc. bills, and the tool will then tell you the amount of carbon produced annually by heating and lighting your church building; it will also offer some helpful tips to reduce your carbon emissions. As you use the tool each year, you will be able to see how your church improves, as you take steps to cut your carbon footprint.

https://www.churchofengland.org/about/policy-and-thinking/our-views/environment-and-climate-change/about-our-environment/energy-footprint-tool

Most dioceses now have a Diocesan Environmental Officer in post, who may be able to offer support, including on questions of ecology and biodiversity, and signpost you to further resources.

https://www.churchofengland.org/about/environment-and-climate-change/diocesan-environmental-officers-map

1. SCHEDULE OF WORKS COMPLETED SINCE THE PREVIOUS QUINQUENNIAL INSPECTION REPORT

1.1 *Repair and Maintenance Work*

- High performance felt covering to organ blower motor chamber.
- New Vaillant ecoTEC 63.7kw condensing boiler installed within vestry.

Periodic checking of service installations and maintenance tasks carried out:

- Pipe organ tuning and repair
- Electrical installation inspection and test
- Annual PAT testing of electrical items
- Fire extinguisher serviced
- Minor slating and leadwork repairs
- Clearing leaves and debris out of rainwater goods

1.2 *Terrier and Log Book*

The Terrier and Log Book were not examined as part of the inspection.

M	It is recommended that as a routine item of maintenance the Log Book is updated and made available for review at every subsequent QI.

2. GENERAL CONDITION OF THE CHURCH

The Church continues to be maintained in a sound, good structural condition. Its interior is a delight and is well presented with the 1951 Comper chancel screen the focal point and highlight of a spacious and light ecclesiastical setting. The continuing hard work of the PCC and churchwardens over what has been a difficult time over the covid-19 pandemic is to be acknowledged and greatly encouraged.

There are three pressing items which do need prompt attention entering the next quinquennial period which in themselves are not insignificant. The primary concern is the deterioration of the roof covering, vulnerable against storm damage particularly over the nave, chancel and south aisle where full recovering of the Welsh slates is highly recommended. In addition, comprehensive repair and refurbishment of the cast iron rainwater goods is also warranted, large sections of which are rusting, predominantly the hidden rear faces together with fractured sections of downpipes at low level. The surface rainwater that makes good use of these gutters and downpipes is discharging into below ground drainage which at the last QI was heavily silted therefore prompt examination of the drain runs is essential to ascertain whether they are found to be in an adequate working condition.

Previous incidents and observations of potential cracks due to movement of the church fabric have been observed and noted once again. Internally there has been historic movement to the brick arcading to the west end of the nave and externally there is hairline cracking evident to the north vestry and above the nave west window. All movement cracking is minor and understood no worse than at the last QI – this is good news.

Brickwork walling continues to be found in a sound, satisfactory condition. Some deterioration of the brick face is noted across all elevations but not to a degree that intervention is required now. What will be needed over the course of the quinquennium is repointing in a lime-based mortar, focusing on the upper sections of both the nave west gable and chancel east gable.

The condition of the interior decoration is sound and satisfactory. There is however a developing deterioration to areas which are directly linked to the defects already mentioned to the external fabric, without resolution the condition inside could become vulnerable to an accelerated decline in appearance. Full or even partial redecoration using a breathable clay paint at the end of the forthcoming quinquennial period is recommended.

The church contains several interesting pieces of fixtures, fittings and furniture which creates a very special place for both church and community. These range from the spectacular Comper chancel screen to an assortment of pews and seats by Robert (Mousey) Thompson of Kilburn. All of which are in sound, good condition. It would be prudent to consider commissioning conservator reports, especially regarding the chancel screen to better understand their significance and inform the PCC regarding the future care and maintenance of these special objects.

The church sits in a large rectangular section of lawned grounds which are kept in good condition with helpful assistance from the local authority. Shrub growth to the south side of the church however is more problematical and a concerted effort over the quinquennial period to keep shrub and plant growth under control will help the fabric enormously.

The issue of living sustainably and the CofE's commitment to an ambitious carbon reduction target of Net Zero by 2030 is an important consideration for the PCC. To assist within the appendices is the Practical Path to Net Zero Carbon document which it is hoped to be of some assistance. The CofE have also produced an energy footprint tool to calculate the carbon footprint of your church, details are included within the report.

The on-going life of the church and its buildings depends greatly on the efforts and enthusiasm of its members. Regular maintenance is a key aspect and included with my report is a Maintenance Plan that I hope will assist the PCC and Churchwardens over the course of the next quinquennium.

EXTERNAL

3. ROOF COVERINGS

3.1 NAVE, AISLES + CHANCEL

The church roof form consists of a simple pitch to north and south edges with overhanging eaves terminating in cast iron guttering. It is covered with blue/grey Welsh slates all to a consistent coursing. The roof terminates at east and west gables in flush mortared verges. The roof is continuous with no break between nave and chancel. The ridge is an angular interlocking blue clay tile and mortar bedded.

Aisle roofs are of similar roof covering at lower level and intersecting with the north and south walls of the nave with abutment cover flashings.

Following investigation, the roof build-up is understood to comprise of a sarking board decking over which is laid grade 1F roofing felt. Above there is 6mm counter laths taking 19mm slating laths, all fixed with iron nails and covered in Welsh slate with steel/copper nail fixings.

3.1.1 The roof covering has for some time been of concern to the church, indeed the previous QIR has made mention of a deteriorating condition, particularly across the main roof over the nave and chancel.

The south side of the main roof is particularly poor where there the slating is very untidy. There are signs of considerable patches of repair noted, mainly concentrating at the west end which is presumed to be of greatest risk of wind uplift. Elsewhere across the south slope there are numerous incidents of slipped, missing and/or cracked slates.

The north side in appearance is in better condition although still prevalent are numerous incidents of slipped, missing and/or cracked slates. It is clear that the existing condition of the roof covering is highly susceptible to storm damage and in a parlous state.

A well-maintained roof covering should last up to 150 years. The roof covering here is understood to be the original roof now approaching 95 years old. The signs of repeated damage indicate a failing in nail fixings which in turn is accelerating damage to the slates that are ageing. Fixings with ordinary steel nails may be susceptible to rust due to the proximity to the sea, vulnerable therefore to corrosion from the salty air. The roof also is in a very exposed position, sat unprotected on a raised position within the church grounds. The PCC may feel that they are already at the point where repeated attempts to patch repair is no longer the best way financially going forward and a full strip and reslating of the roof covering is wise.

R0		It is recommended that a specification and schedule of work is drawn up for full recovering of the nave and chancel Welsh slate roofs.
R1	3.1.2	Carry out roof recovering of the nave and chancel Welsh slate roofs by a competent and experienced roofing contractor.

It is well worth considering that during recovering of the church roofs the feasibility of including (A) insulation within the roof build-up to improve thermal performance and (B) installation of photovoltaics to south slopes.

3.1.3 The north aisle slate, mortared verge and lead apron flashings are in a satisfactory condition, currently watertight to the internal fabric. There is the occasional slipped and/or cracked slate and there are signs of surface delamination of the slates. The mortared verge at gable ends is cracked in places but generally intact, ie. no missing sections. Lead flashing looks aged but still performing as intended.

M	It is recommended that the PCC makes an annual allowance for roofing repairs across this slope and actions checks and necessary repairs promptly.

3.1.4 The south aisle roof covering is in a deteriorating condition, there are several signs of slipped, missing and/or cracked slates. The lead apron flashing to the top of the roof covering is missing, presumed leadwork removed due to theft and vandalism. This junction is therefore susceptible to water ingress and is a weak point to the ongoing condition of the internal fabric. Mortar verge pointing is cracked and is loose and/or missing in places.

R1	It is recommended that a specification and schedule of work is drawn up for full recovering of the south aisle Welsh slate roofs.
R2	3.1.5 Carry out roof recovering of the south aisle Welsh slate roofs by a competent and experienced roofing contractor.

It is well worth considering that during recovering of the church roofs the feasibility of including (A) insulation within the roof build-up to improve thermal performance and (B) installation of photovoltaics to south slopes.

3.2 NORTH VESTRY

Flat roof covered by high performance bituminous felt. Laid to slight fall to horizontal outlet through northeast corner. Felt carried over brick parapet.

3.2.1 Roof covering found to be in a good condition, understood to have been recovered in the last 10 years. Former 'mushroom' style vents now removed.

3.3 SOUTH FORMER BOILER HOUSE

Flat roof covered by high performance bituminous felt.

3.3.1 Roof covering found to be in a good condition, understood to have been recovered in the last 10 years. Life span susceptible to direct sunlight being on south side of the church which will accelerate deterioration of felt surface.

3.4 SOUTH ORGAN BLOWER CHAMBER

Pitched roof covered by high performance bituminous felt. 'Flashband' style top and side apron flashings.

3.4.1 Roof covering found to be in a good condition, understood to have been recovered in the last 5 years. Life span susceptible to direct sunlight being on south side of the church which will accelerate deterioration of felt surface.

3.5 MAINTENANCE

M	3.5.1	It is recommended that as a routine item of maintenance the roof should be examined and repairs undertaken on a twice-yearly basis.

4. RAINWATER GOODS AND DISPOSAL SYSTEMS

4.1 NAVE, AISLES + CHANCEL

To the north and south elevation, cast iron deep half round profile gutters on rafter brackets discharging via long swan necks into 75mm diameter circular downpipes screw fixed to wall via ear brackets on bobbins. Similar rainwater goods existing to both north and south aisles. At ground level the rainwater goods discharge into clay gullies via cast iron shoes. All rainwater goods are painted black.

4.1.1 Rainwater goods to the nave and chancel are generally rusted throughout, particularly to the rear and in desperate need of refurbishment. There is also damage noted to the chancel northeast downpipe which is broken near to the bottom offsets. Plant growth is evident to the north aisle gutters.

The south side of the church is greatly overgrown which will not be helping with staving off damp penetration into the church, but also makes a full inspection of the rainwater goods in this area tricky.

At the south side of the chancel a single downpipe has lost its bottom section of cast iron and a plastic pipe turned at 45 degrees has been inserted to aid discharging of water. This is not an adequate solution and will need new cast iron to revert the downpipe to its original configuration.

R0		It is recommended that a specification and schedule of work is drawn up for the repair and refurbishment of the nave and chancel rainwater goods.
R1	4.1.2	Carry out rainwater goods repairs and refurbishment to the nave and chancel by a competent and experienced roofing contractor.

In conjunction with roofing repair work identified in item 3.1.2.

4.1.3 Rainwater goods to the north and south aisles are found to be in a similar condition. The downpipes to the south aisle are broken at their base similar to that seen to the chancel northeast.

R1		It is recommended that a specification and schedule of work is drawn up for the repair and refurbishment of the north and south aisle rainwater goods.
R2	4.1.4	Carry out rainwater goods repairs and refurbishment to the north and south aisles by a competent and experienced roofing contractor.

In conjunction with roofing repair work identified in item 3.1.5.

4.2 NORTH VESTRY

Single white UPVC hopper and downpipe at northeast corner.

4.2.1 All in a satisfactory condition albeit inappropriate style and material for the church building.

R2	It is recommended that replacement in black painted cast iron is carried out.

In conjunction with rainwater goods repair work identified in item 4.1.4.

4.3 SOUTH FORMER BOILER HOUSE
No gutters and/or downpipes exist.

4.4 SOUTH ORGAN BLOWER CHAMBER
No gutters and/or downpipes exist.

4.5 MAINTENANCE

M	4.5.1 It is recommended that as a routine item of maintenance the rainwater goods should be checked and cleared on a twice-yearly basis.

In conjunction with maintenance work identified in item 3.5.1.

5. BELOW GROUND DRAINAGE

5.1 *See note made within Limitations of the Inspection.*

Original architect plans show drains from the south side of the church taken eastwards through manholes at southeast and northeast corners and along the north side towards the church hall. It is assumed that surface water links into the mains sewage system located in Seaside Lane.

5.1.1 The below ground drainage was not tested as part of the inspection.

the last QIR reported severe silting of the northeast manhole, the southeast manhole was not able to be found due to plant growth on the south soe of the church.

It is therefore not known of the below ground drainage is in a satisfactory working condition.

R0	It is recommended that investigations are carried out regarding the existing condition of the below ground drainage system.
M	5.1.2 It is recommended that as a routine item of maintenance the below ground drainage system is checked as a minimum twice yearly.

6. PARAPETS AND UPSTAND WALLS

6.1 NAVE, AISLES + CHANCEL
No parapets or upstand walls exist.

6.2 NORTH VESTRY
Brick parapet wall at approximately 9 inch thick, fully wrapped over internal face and top in bituminous felt.

6.2.1 From what can be examined all appears to be in a sound, satisfactory condition.

6.3 SOUTH FORMER BOILER HOUSE
No parapets or upstand walls exist.

6.4 SOUTH ORGAN BLOWER CHAMBER
No parapets or upstand walls exist.

7. WALLING

The church today is constructed from solid masonry walls of red brickwork with a light-coloured mortar. Flemish bond to north and south elevations; common bond with full headers every sixth course to east and west gable ends. The masonry walls are of substantial thickness; east gable – 4 bricks, chancel sides – 3 bricks and aisles – 2.5 bricks thick. There are three sections of the church where 'temporary' infill masonry is only a single brick thickness.

1. South wall of the choir.
The concrete boiler house roof, level with the choir, is the floor for an intended organ chamber and small sacristy.
2. Whole of the north vestry.
A chapel twice the area of the vestry was planned, partly over an unbuilt boiler room north of the chancel.
3. Whole of the nave west end and short returns to the aisles.
The nave was planned to be five and a half bays long with a large west rose window over a low west lobby, octagonal baptistry and vestry.

7.1 NAVE, AISLES + CHANCEL

7.1.1 The brickwork is generally in a sound, satisfactory condition. Some erosion is noted to the brick face locally across the elevations but is at a minor level and requires no intervention at this time.

The bottom half of the chancel east gable has been repointed in a heavy cementitious mortar, slightly unattractive in appearance and would have been better carried out in a lime-based mortar. Above, the brickwork is more pronounced as weathering has eroded the face of the pointing and as such is in a worse condition. This is particularly evident to features such as the roundel and corbelled brickwork at the junction with the roof covering.

At the north and south sides of the choir brickwork infill in a slightly different coloured brick has been carried out as part of the 'temporary' works under phase 1 of the church build, all seems to be in satisfactory condition.

To the east return of the south aisle an arched opening has a brickwork infill panel which has been rendered over, again part of the 'temporary' works under phase 1 of the church build. The render of which is in a deteriorating condition.

The top half of the nave west gable is exhibiting similar weathering characteristics to the pointing as seen on the chancel east gable. Pronounced brickwork and slowly deteriorating face of the pointing.

Brickwork and pointing across both north and south clerestory and aisles are in a sound, satisfactory condition although there are signs of the occasional open joints, particular to corners that are exposed to the weather.

R2	It is recommended that a lime:sand mortar repointing schedule of repair work, specification and methodology is drawn up.
R3	7.1.2 Carry out repointing to the defective areas by a competent and experienced masonry contractor.

7.1.3 A slight hairline crack is noted rising from the right-hand side of the concrete lintel to the west window. Maybe ironwork reinforcement in the lintel has started to expand through dampness and caused this minor cracking?

M	As a matter of routine maintenance, it is advised that this cracking is visually checked over the next quinquennium period for any worsening.

Notify the church architect if any widening of the existing cracks occur.

7.2 NORTH VESTRY

7.2.1 Brickwork in similar condition that that described elsewhere. Pointing is fair, but in a slowly deteriorating condition. Noted that some patch repointing in a heavy cementitious mortar has been carried out here.

R2	It is recommended that a lime:sand mortar repointing schedule of repair work, specification and methodology is drawn up.
R3	7.2.2 Carry out repointing to the defective areas by a competent and experienced masonry contractor.

7.2.3 A hairline crack is noted rising above and below the north window to the east elevation suggesting some historic movement locally.

M	As a matter of routine maintenance, it is advised that this cracking is visually checked over the next quinquennium period for any worsening.

Notify the church architect if any widening of the existing cracks occur.

7.3 SOUTH FORMER BOILER HOUSE

7.3.1 Brickwork and pointing in sound, satisfactory condition. Full inspection not permitted due to plant growth locally.

7.4 SOUTH ORGAN BLOWER CHAMBER

7.4.1 Brickwork and pointing in sound, satisfactory condition. Full inspection not permitted due to plant growth locally.

8. TIMBER PORCHES, DOORS AND CANOPIES

8.1 WEST ENTRANCE DOOR

Solid timber double doors with hinge/locking stiles, top/bottom rails, middle/frieze rails and simple raised panels, stained dark brown.

8.1.1 All in good condition albeit with some signs of wear, tear and splitting to the left-hand side panels.

R2	It is recommended to refurbish and redecorate the west entrance door.

8.2 NORTH ENTRANCE DOOR

Solid timber double doors with hinge/locking stiles, top/bottom rails, middle/frieze rails and simple flat panels, stained dark brown. Single glazed semi-circular leaded fanlight.

All in good condition albeit with some signs of wear and tear.

R2	It is recommended to refurbish and redecorate the north entrance door.

9. WINDOWS

Generally, windows are of leaded quarries with saddle bars. Windows have protected externally by mesh style guards.

9.1 NAVE, AISLES + CHANCEL

9.1.1 Three east chancel lancets with semi-circular heads and three upper north chancel lancets. The east chancel lancets have protection in the form of heavy galvanised framed mesh which from an aesthetic viewpoint looks unsightly when viewed from inside the church. This is due to the misalignment between framing members of the protection and saddle bars of the glazing. Polycarbonate protection externally would be of benefit. All glazing could benefit from a conservation clean.

R3	It is recommended to replace external mesh protection to the east chancel window with UV protected polycarbonate.

9.1.2 Rectangular south choir window has a white painted wooden frame with obscure sheet glass with lead strips stuck to the outside face, mainly missing. Mesh protection externally is badly rusting and fixings look inadequate. Window is highly vulnerable to vandalism due to being hidden from view and easily accessible via the former boiler house roof.

R2	It is recommended to replace window with new window in sympathetic design with polycarbonate protection externally.

9.1.3 Blocked window to organ chamber, unable to fully view and inspect but noted that original window still in situ but greatly damaged.

R2	It is recommended to replace window with new window in sympathetic design with polycarbonate protection externally.

9.1.4 North and South aisle short lancet leaded windows with semi-circular heads, fixed directly into brickwork surrounds. Generally, all in a sound, satisfactory condition albeit two cracked panes; one on each of north and south sides.

Mesh protection only to south elevation, which is badly rusting and bent in places, fixings adequate. Design of protection fixed across arched open rather than fitted within the openings.

R3	It is recommended to replace external mesh protection to the south aisle windows with UV protected polycarbonate.

9.1.5 Six paired clerestorey short lancet leaded windows with semi-circular heads and using yellow cast glass. Ten quarries in the southeast light have been replaced in white. Some distortion of lead cames noted immediately above hoppers, perhaps due to rusting and expansion of hopper itself?

Mesh protection only to south elevation, which is badly rusting and bent in places, fixings adequate. Design of protection fixed across arched open rather than fitted within the openings.

R3	It is recommended to replace external mesh protection to the south nave clerestorey windows with UV protected polycarbonate.

9.1.6 Single rectangular west window with a bare timber frame with nine pane configuration of clear float glass. Mesh protection externally using fine wire mesh in overlapping sections.

All appears to be in a sound, satisfactory condition.

R4	It is desirable to reinstate original design of nave west elevation incorporating large glazed central window with flanking rectangular timber frame windows.

9.1.7 In vestry mix of white and yellow glass set in rectangular timber window frames. External polycarbonate protection screw fixed to outer face.

Condition of paintwork to timber frame is deteriorating.

R2	It is recommended to redecorate and refurbish vestry windows.

INTERNAL

10. TOWERS, SPIRES

10.1 There are no towers and spires existing within the church.

11. CLOCKS AND THEIR ENCLOSURES

11.1 There are no clocks and associated enclosures existing within the church.

12. ROOF AND CEILING VOIDS

12.1 Any enclosed roof spaces were not surveyed as part of the inspection.

See note made within Section C – Scope of the Report.

13. ROOF STRUCTURES, CEILINGS, CEILURES

13.1 NAVE, AISLES + CHANCEL

Widely spaced grey painted exposed braced timber trusses and a single similarly braced purlin to north and south slopes. Concealed rafters throughout.

Ceiling finish through consists of a flat boarded ceiling, painted white which is framed square with grey painted flat cover battens. At junction with wall across nave, chancel and aisles there is a wide timber cornice. At high level this is painted grey but at aisle level it is painted black, white and red matching the Comper gilded screen of 1951.

13.1.1 Roof structure and ceiling finishes all appear to be in a sound, satisfactory condition. No visible signs of movement to the structure.

A single ceiling panel has become loose above the nave west entrance door, possibly due to dampness penetrating through roofing defects above.

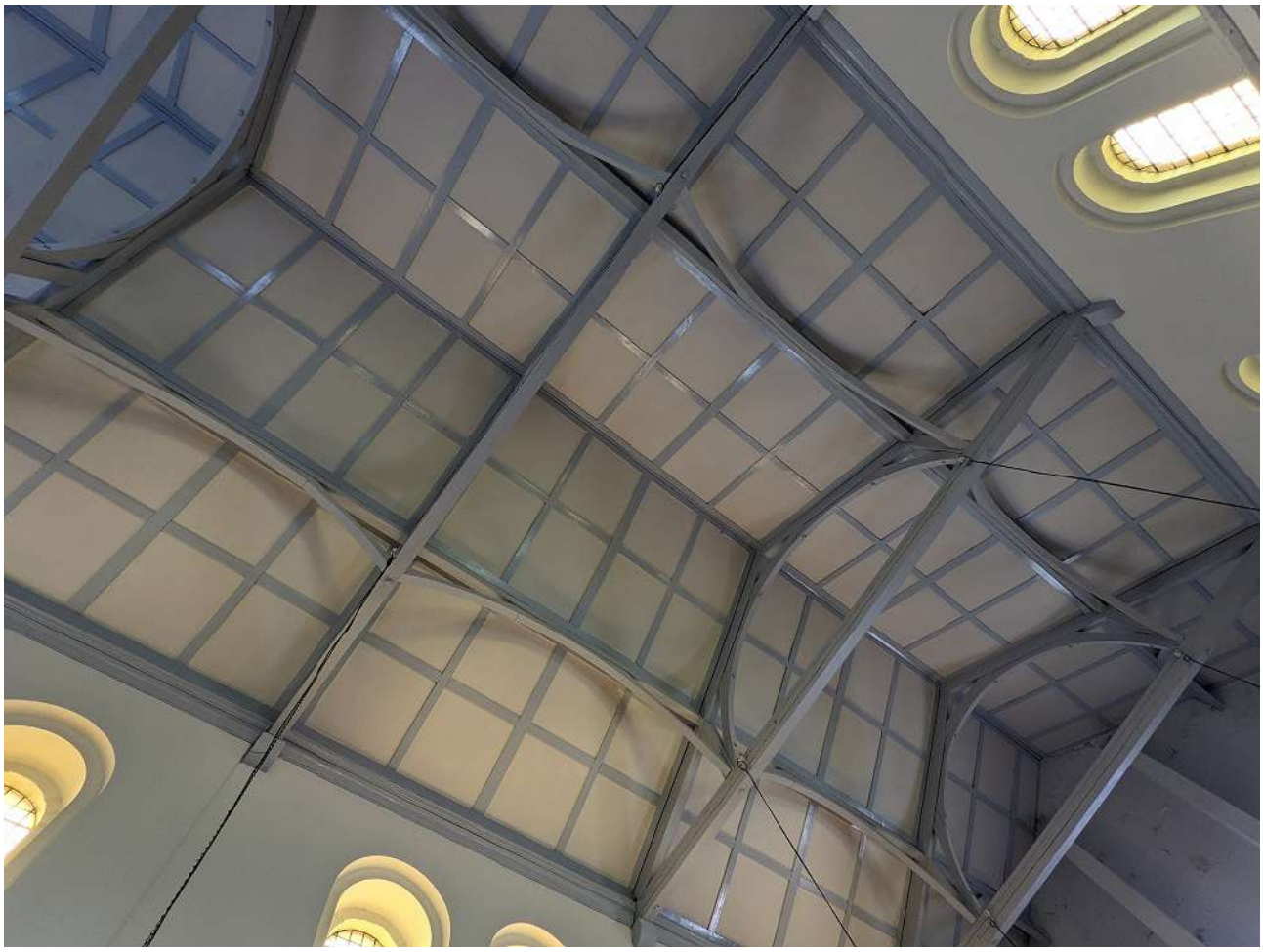
R1	It is recommended that the loose ceiling boarding is refixed following correction of the slating defects above.

13.2 VESTRY

Concealed flat joists behind ceiling. Ceiling finish consists of textured paint on plaster with softwood cover laths.

13.2.1 Roof ceiling finish is in a fair condition. There is an undulation in the ceiling finish which may indicate slight historic movement. A water mark to the east edge is also noted.

M	As a matter of routine maintenance, it is advised that the ceiling condition is visually checked over the next quinquennium period for any worsening.



13.3 SOUTH FORMER BOILER HOUSE

13.3.1 Interior not inspected as part of the QI.

13.4 SOUTH ORGAN BLOWER CHAMBER

13.4.1 Interior not inspected as part of the QI.

14. UPPER FLOORS, BALCONIES, ACCESS STAIRWAYS

14.1 There are no upper floors, balconies, access stairways existing.

15. PARTITIONS, SCREENS, PANELLING, DOORS AND DOOR FURNITURE

15.1 CHANCEL SCREEN + ALTAR CURTAIN/RIDDLE POSTS
The most important, dominant and spectacular feature of the church interior is the richly painted and gilded gothic screen including figure paintings and altar (curtain on riddle posts) including angel candleholders. Designed by Sir Ninian Comper and Sebatian Comper who oversaw redecoration of the church in 1951 all in memory of those who lost their lives in the colliery disaster of the same year.

15.1.1 The screen and altar curtain/riddle posts appear in a sound, good condition.

M	Although there are no signs at present of any insect or beetle infestation it is sensible to be mindful and regularly check for any signs of activity in this area.

15.1.2 The historical, ecclesiastical, artistic and cultural value/significance of this screen together with the altar curtain/riddle posts cannot be underestimated.

R3	It is highly recommended that the PCC commission a conservator's report regarding the chancel screen and altar curtain/riddle posts.

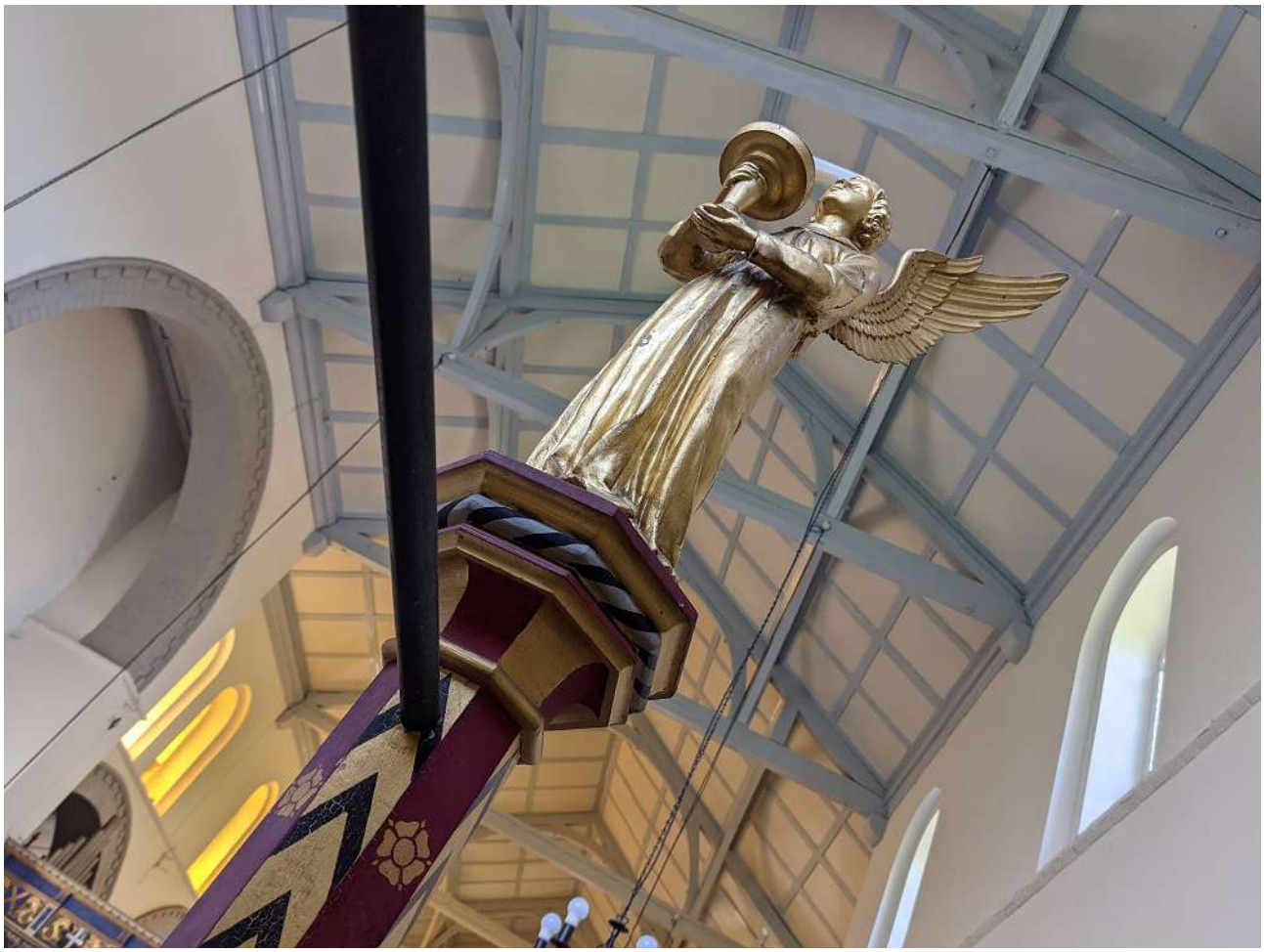
The purpose of the report would be to record the present condition of the object, highlighting areas of failure or concern; better understand the nature, history, technology and significance of the object; investigate previous interventions; identify cause of historic and ongoing deterioration and finally, to present conservation recommendations based on the results of the survey.

15.2 NAVE WEST PANELLING
Oak panelling to the west end of the nave lower wall that includes two cupboards in the north section and noticeboard.

15.2.1 The nave west panelling appears in a sound, good condition.

M	Although there are no signs at present of any insect or beetle infestation it is sensible to be mindful and regularly check for any signs of activity in this area.

15.3 CHANCEL – VESTRY OAK PANELLED DOOR
Oak panelled double doors with moulded hinge/locking stiles, top/bottom rails, middle/frieze rails and simple flat panels.




PROTECTED PROPERTY
WARNING
THIEVES BEWARE –
YOU WILL BE CAUGHT
NO SMOKING

15.3.1 The oak panelled door appears in a sound, good condition.

M	Although there are no signs at present of any insect or beetle infestation it is sensible to be mindful and regularly check for any signs of activity in this area.

16. GROUND FLOOR STRUCTURE, TIMBER PLATFORMS

16.1 NAVE, AISLES + CHANCEL
Softwood boards in nave and aisles, assumed to be fixed on timber battens on solid concrete floor. Solid floor to central aisle walkway covered in a blue carpet running straight through to altar steps. Flooring in chancel consists of large pale buff quarry tiles with larger matching steps and cast-iron heating duct covers, all on a solid base. A fitted blue carpet exists to the altar steps.

16.1.1 Softwood boarding to nave and aisles appears in a sound, satisfactory condition albeit surface is a little worn.

Central blue aisle carpet is in a good condition.

M	Although there are no signs at present of any insect or beetle infestation it is sensible to be mindful and regularly check for any signs of activity in this area.

Chancel flooring all in a sound, satisfactory condition.

16.2 NORTH VESTRY
Pale green carpet on softwood boards.

16.2.1 All seems to be in a sound, satisfactory condition.

16.3 SOUTH FORMER BOILER HOUSE

16.3.1 Interior not inspected as part of the QI.

16.4 SOUTH ORGAN BLOWER CHAMBER

16.4.1 Interior not inspected as part of the QI.

17. WALLING FINISHES

17.1 NAVE, AISLES + CHANCEL
White painted plaster throughout, pale grey paint to brick arch arcading.

17.1.1 The light painted background is a perfect foil to the richly painted and gilded chancel screen, complimented by the central aisle blue carpet.

It is generally in a sound, satisfactory condition however areas of deterioration exist which are directly linked to defects noted to the external fabric and are recorded as follows:

1. Nave west end at high level.
Flaking paintwork at high level to both north and south sides indicative of the 'temporary' nature of the thin brickwork walling, also possible dampness seeping into the wall head from roofing defects above.
2. Chancel east end at high level
Flaking paintwork at high level and in and around the lancet windows indicative of dampness penetrating through deteriorating pointing, also possible dampness seeping into the wall head from roofing defects above.
3. Choir south elevation at high level.
Flaking paintwork in and around th rectangular window indicative of the 'temporary' nature of the thin brickwork walling.
4. Choir south elevation at low level.
Peeling and efflorescence paintwork in the immediate vicinity of damaged cast iron downpipes.
5. North Aisle at high level.
Peeling paintwork above radiators.
6. South Aisle at low level.
Peeling and efflorescence paintwork in the immediate vicinity of damaged cast iron downpipes.

R3	It is recommended to carry out redecoration in a breathable clay paint following correction of roofing, rainwater goods and masonry defects.

17.1.2 There are signs of hairline cracking in and around the top of the brick arcading to the west end of the nave. Here structural supporting steel ties have been installed at the springing point of each arch on both north and south sides.

M	As a matter of routine maintenance, it is advised that this hairline cracking is visually checked over the next quinquennium period for any worsening.

Notify the church architect if any widening of the movement lines occurs.

17.2 NORTH VESTRY
Cream *painted plaster throughout.*

17.2.1 Generally in a fair condition.

There are signs of deteriorating patches of paintwork exacerbated by the 'temporary' nature of the thin brickwork walling and lack of decent air movement and ventilation. A patch of replastering has been carried out underneath the window opening to the north elevation.

There is a slightly untidy appearance to the walling condition.

R2	It so recommended that investigation is carried out to increase air movement and ventilation.

R3	17.2.2 It is recommended to carry out redecoration in a breathable clay paint following investigation and correction of any found fabric defects.

17.3 SOUTH FORMER BOILER HOUSE

17.3.1 Interior not inspected as part of the QI.

17.4 SOUTH ORGAN BLOWER CHAMBER

17.4.1 Interior not inspected as part of the QI.

18. FIXTURES, FITTINGS, FURNITURE AND MOVABLE ARTICLES

18.1 FONT
Marble font located centrally within choir, in front of the sanctuary.

Font appears to be in a sound, satisfactory condition. Some 'chipping' damage to carved features.

18.2 PULPIT
Free-standing octagonal oak pulpit.

Pulpit appears to be in good condition.

M	Although there are no signs at present of any insect or beetle infestation it is sensible to be mindful and regularly check for any signs of activity in this area.

18.3 LECTURN
Brass portraying image of eagle.

Lectern appears in a good condition.

18.4 ALTAR RAILS
Oak communion rail and gates.

Generally, in a sound, satisfactory condition. South gate drags against floor.

R1	It is recommended to carry out refurbishment of hinges to dragging gate.

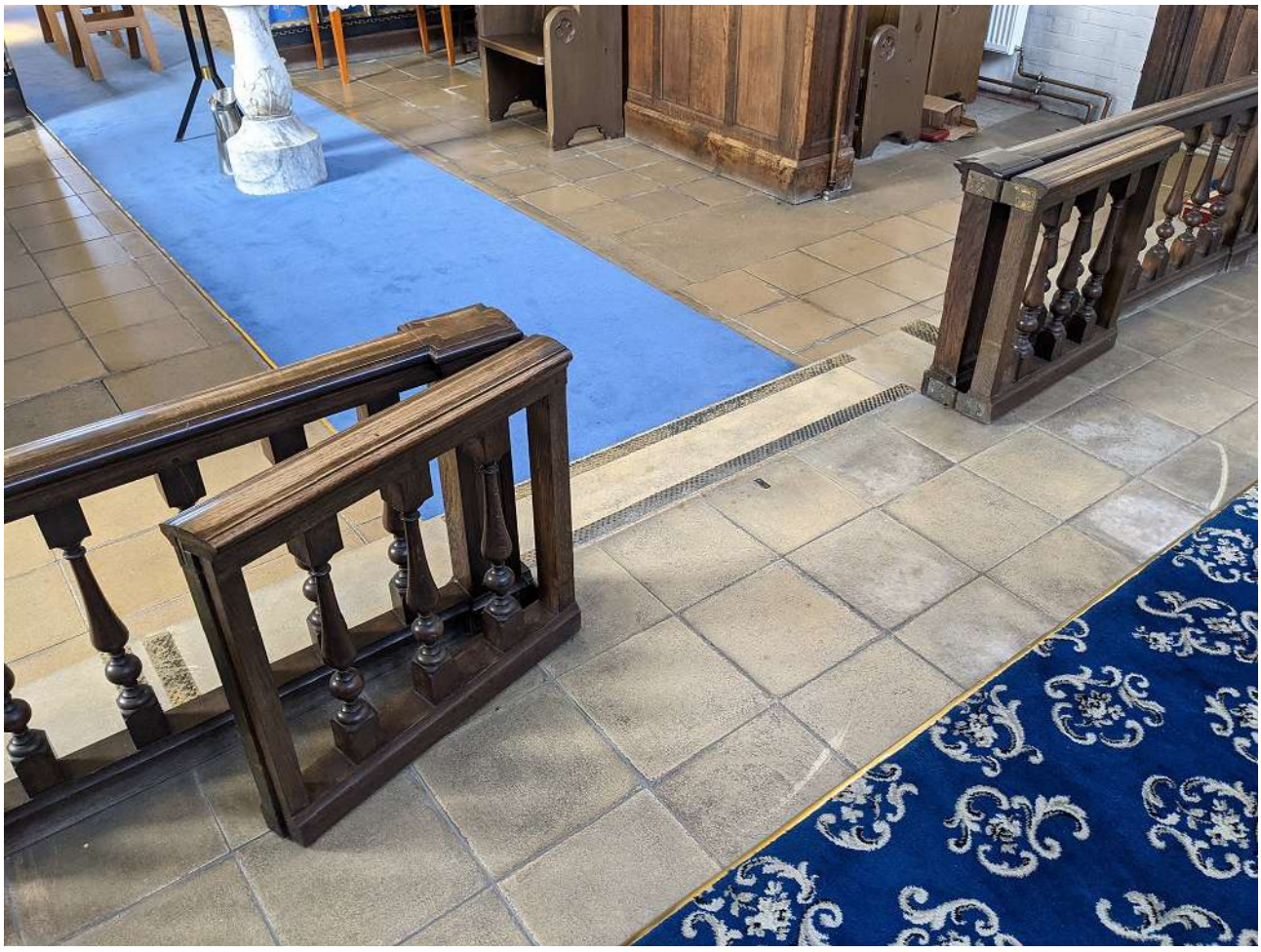
18.5 PEWS AND FURNITURE
Oak pews and chancel furniture, 14 no. items in total by Robert (Mousey) Thompson of Kilburn.

Pews and furniture all in a sound, good condition.

M	Although there are no signs at present of any insect or beetle infestation it is sensible to be mindful and regularly check for any signs of activity in this area.

18.6 CROSS OF PICKS
Cruciform of miners pick axes located against west wall of north aisle, dating 1946 designed and created by Daglish ('Dag') Smith, former churchwarden and scout master of the parish.

Cross all in a sound, good condition.



18.7 AUMBRY
Gothic aumbry painted cream and gold with electric light.

Aumbry found to be in a sound, good condition.

18.8 MOTHERS UNION BANNER
Designed and made by Mrs Audrey Bullock, a former vicar's wife. Red background, depicting two angels holding crown above cross. Housed in oak framed glass case and wall mounted within the south aisle.

Banner appears to be in a sound, satisfactory condition.

18.9 WOMEN'S MINISTRY BANNER
Designed and made by Mrs June Beadle. Gren background, depicting alpha and omega – Christ and God. Commemorating 10 years of women's ministry in 2002. Wall mounted within the north aisle.

Banner appears to be in a sound, satisfactory condition.

18.10 WEST END TIMBER CROSS
Wall mounted timber cross above nave west entrance door externally, stained dark brown.

Cross appears to be in a sound, satisfactory condition.

18.11 BELL
Single bell by John Taylor & Co. Foundry, dating 1960 and measuring 17 inches in diameter and weighs 1.0.8. Fixed bell bracketed externally to north aisle enclosed in its own timber housing with felted roof covering over. Operated via bell rope and pulley inside.

18.11.1 Bell in a good condition. The bell housing is in a deteriorating condition and could do with refurbishment.

R2	Carry out refurbishment of bell housing.

19. TOILETS, KITCHENS, VESTRIES ETC.

19.1 TOILETS
There are no toilet facilities existing within the church.

The adjacent church hall has toilet facilities.

19.2 KITCHEN
There are no kitchen/servery facilities existing within the church.

The adjacent church hall has kitchen facilities.

19.3 VESTRY
Refer to items 13.2, 16.2 and 17.2.


THE CHURCH OF
THE ASCENSION

20. ORGANS AND OTHER MUSICAL INSTRUMENTS

20.1 The church pipe organ dates from 1889 built by Harrison & Harrison of Durham from St. John (with St. Mary), Monkhesleden and installed in 2004 by John Lightbown & Sons Ltd. It is located at the east end of the south aisle.

The instrument has been awarded a grade II historic organ certificate, issued by BIOS. The entry on the National Pipe Organ Register can be found here:

www.npor.org.uk/NPORView.html?RI=K00225

The instrument replaced a pipe organ which was installed c.1960 possibly by Blackett & Howden which itself came from the Hippodrome Cinema, Easington Colliery (now demolished).

20.1.1 It is understood that the organ is tuned periodically and is in a satisfactory working order.

M It is recommended that the instrument continues to be tuned regularly and repairs carried out as and when indicated by an experienced and competent organ builder.

21. MONUMENTS, TOMBS, PLAQUES, ETC.

21.1 The following memorial of note exists within the church:

21.1.1 COLLIERY DISASTER MEMORIAL

A wall tablet of black slate with carved stone border and located on the north side of the choir. Chancel screen dedication and memorial to those that lost their lives in the 1951 colliery disaster, flanked on either side by two miner's lamps. Engraved names in excellent cursive script and gold painted.

Inscription reads as follows:

THIS SCREEN IS DEDICATED IN MEMORY OF
THE MEN OF EASINGTON COLLIERY WHO
DIED IN THE DISASTER OF MAY 29TH 1951

THE DARKNESS IS NO DARKNESS WITH THEE

The names are listed in two columns: 83 names.

Memorial wall tablet is in a sound, excellent condition.

22. SERVICE INSTALLATIONS GENERALLY

22.1 The comments made in the Quinquennial report regarding service installations are based on a visual examination only and that no tests or services have been undertaken. Recommendations for the interval of inspections and tests to be carried out are indicated below as part of the continued maintenance of the Church building.


THIS SCREEN IS DEDICATED IN MEMORY OF
THE MEN OF EASINGTON COLLIERY WHO
DIED IN THE DISASTER OF MAY 29TH 1951
John Ason
William Armstrong
Mark Smart Bedding
Matthew Blevins
George Brenkley
Thomas Brenkley
Louis Brennan
George Miller Brown
Henry Burdess
Bertram Burn
Emmerson Cain
Frederick Cairns
George Calvert
James Calvin
Frederick Carr
George William Carr
James Carr
John Edwin Challoner
Richard Chandley
Albert Kerr Chapman
Joseph Charlton
John Clouth
William Arthur Dryden
John Allison
Charles Fishburn
Henry Fishburn
Thomas Garside
Joseph Godsman
George Goulburn
Albert Goatland
Ernest Goyns
Herbert Goyns
John Harker
John William Henderson
Thomas Hepple
Daniel Hunt
Stephen Hunt
William Hunt
Arthur Chambers Hutton
Frederick Ernest Jepson
Herbert Jeffrey Jobling
Lawrence James
Thomas Edward Jones
John Kelly
William Kelly
John Edw Armstrong Lamb
Jesse Stevenson Link
Joseph Fairless Lippeatt
Peter Lynch
Dennis McRoy
William James McRoy
Robert William Milburn
Harold Nelson
Albert Newcombe
Norman Nicholson
Robert Noble
William Parkin
William Edw Forbes Parks
Robert Pase
Stanley Peacefal
Alexander Penman
James Porter
John Thomas Porter
Thomas Valentine Rice
John Robinson
John George Robson
George Scott
Albert Seymour
Frederick Sillito
George Henry Stubbs
Hugh Bell Surtees
Matthew Wade Surtees
Lawrence Thompson
Thomas Thompson
Thomas Trisaran
Robert Turnbull
Jack Young Wallace
George Wilkie
Reginald Wilkinson
Matthew Williams
Robert Willins
John Wilson
Stephen Wilson
THE DARKNESS IS NO DARKNESS WITH THEE

23. HEATING INSTALLATION

23.1 Heating is via wall mounted white painted triple panel convector radiators located around the perimeter of the church all fed with copper pipework. A recent wall mounted boiler installation – Vaillant ecoTEC 63.7kw condensing boiler within the northeast corner of the vestry with a white flue terminating horizontally through the east wall.

The incoming gas supply rises externally and into the north wall of the vestry and a U16 gas meter exists within the northeast corner adjacent to the boiler.

23.1.1 It is understood that this installation is working well and is effective.

The last known boiler and meter check is not known.

M	It is recommended that the system be checked annually each summer by a suitably qualified and competent engineer.

23.1.2 The issue of climate change and global warming is very much on the world agenda. At the Church of England's General Synod in Feb 2020 new targets were set for all parts of the church to become carbon 'net zero' by 2030.

R3	It would be recommended that a feasibility report is commissioned for a new heating installation at the church by an independent M&E consultant.

24. ELECTRICAL INSTALLATION

24.1 The existing electrical distribution equipment (DB1) is wall mounted within the south aisle and is fed from metering existing within the adjacent church hall. There are eight MICC circuits which are all neatly surface fixed and three plastic surface conduits. A supply also feeds a second distribution board within the vestry (DB2).

The electrical installation should have a Fixed Wiring and Inspection Testing (FWIT) at least every five years by a registered National Inspection Council for Electrical installation Contracting (NICEIC) or NAPIT full scope or ECA full competence accredited registered electrician. A resistance and earth continuity test should be obtained on all circuits. The inspection and testing should be carried out in accordance with part 6 of the IEE Regulations, (BS 7671:2008) guidance note no. 3. The engineer's test report should be kept with this report.

The date of the last electrical inspection and testing was carried out in 2019 by General Electrical Services (GES) of Sunderland. The installation at the time was found to be in a satisfactory condition. Three C3 recommendations ('improvement recommended') were raised as follows:

1. Grey cables clipped on top of floorboards within organ cupboard need covering.
2. Crossed polarity on one chandelier.
3. No circuit charts.

It is recommended that the electrical installation is carried out by a competent, experienced and accredited electrician.

24.2 Testing of all electrical portable appliances is also carried out, last completed in July 2020.

M	It is recommended to carry out PAT testing annually.

25. SOUND SYSTEM

25.1 The Church operates a sound reinforcement system that includes an induction loop for hearing aid users.

The operation of the system is understood to be in a good working condition.

M	It is recommended to carry out sound system testing annually.

26. LIGHTNING CONDUCTOR

26.1 There is a single vertical lightning conductor copper tape rising on the east gable elevation, partially protected at low level.

The date of the last lightning protection system test is not known.

Checks should be made every 2 1/2 years; the parish should check and make arrangements if overdue.

R0	Carry out lightning protection installation test.
R3	26.2 It is recommended that the PCC approach a suitably qualified and competent engineer to determine the requirement for lightning protection under BS 6651 and BS EN 62305.

27. FIRE PRECAUTIONS

27.1 Fire safety rules affecting all non-domestic premises came into effect on 01 October 2006 (The Fire Safety Order 2005). Further advice can be obtained from the fire prevention officer and from the PCC's insurers. Under the Fire Regulatory Reform Act HCT need to appoint a 'responsible person' to carry out a Fire Risk Assessment, which includes clear plans in case of fire (identification of risk, evacuation strategies, the safe removal of valuables etc).

The PCC should ensure that there is a suitable and sufficient risk assessment in place. Further guidance is available at www.firesafetylaw.communities.gov.uk and www.churchcare.co.uk/building

M	All fire extinguishers should be inspected annually by a competent engineer to ensure they are in good working order with the inspection recorded in the chapel log book and on the individual extinguishers.

A water type fire extinguisher (sited adjacent to the entrance/exit) should be provided. As a rule of thumb, one water extinguisher should be provided for every 250m² of floor area. A service of portable extinguishers report should be kept with this report.

The extinguishers are serviced annually and are all in good working order.

28. ACCESSIBLE PROVISION AND ACCESS

28.1 The Equality Act 2010 makes it unlawful to discriminate against disabled persons relating to the provision of goods, facilities and services or the management of premises. The Act covers all forms of disability such as sensory, mobility, manual dexterity, hearing, sight and speech impairments and learning difficulties.

28.1.1 Externally there is ample space for parking provision. There is good access into the church via a sloping path with handrail (or 6 shallow steps with handrail). Throughout the nave, aisles, choir and vestry there is unimpeded level and free access. The chancel has stepped access.

Toilet facilities exist in the adjacent church hall, one of which is accessible.

28.1.2 It is not known whether the church has had an access audit carried out.

R2	Any access audit previously carried out would benefit from revisiting to assess current needs and facilities provided are compatible with current guidance.

29. INSURANCE

29.1 Insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the PCC's insurance company to ensure that insurance cover is adequate. When construction works are being planned, it is recommended that the PCC's insurers are notified.

30. HEALTH AND SAFETY

30.1 Overall responsibility for the health and safety at the church, church hall and any grounds lie with the PCC. This report may identify areas of risk as part of the inspection, but this does not equate to a thorough and complete risk assessment by the PCC of the building and any attached grounds.

The Construction (Design and Management) Regulations 2015

The PCC is reminded that construction and maintenance works undertaken may require the appointment of a competent Principal Designer to discharge their legal responsibilities. The role of the Principal Designer is to advise the PCC on their duties in respect of the health and safety aspects of the construction works to include ensuring that a Health and Safety Plan is prepared, impartially advise on the health and safety aspects of the design, advise on the satisfactory resources for health and safety and assist with coordination of the Health and Safety file on completion of the works.

31. MANAGEMENT OF ASBESTOS IN THE BUILDING

31.1 The Control of Asbestos at Work Regulations contain duties for the PCC. The Regulations came into force in May 2004. They require an assessment of the building by the PCC. If the presence of asbestos that has not been encapsulated is suspected a survey by a competent specialist should be carried out, including testing where necessary. The location and condition of asbestos containing materials should be recorded in an asbestos register. Where recommended by the survey report, the asbestos should be removed.

An assessment has not been covered by this report.

An asbestos register should be available for any Contractors working on the building. Further information is included in the HSE code of practice The Management of Asbestos in Non-Domestic Premises L127 and guidance is available at www.churchcare.co.uk/churches

When construction works are being planned at an initial stage an appraisal and investigation into the presence of asbestos should be carried out.

R1 31.1.1 If not already carried out it is recommended that an asbestos management survey is commissioned.

32. PROTECTED WILDLIFE

32.1 The siting of the church may well give rise to the presence of bat roosts or other ecology noted of special interest, presumed to be of low risk.

Several wildlife species typically found in chapels and chapel burial grounds are protected by legislation under the Wildlife and Countryside Act 1981, under which it is an offence to kill, injure, handle or disturb bats or bat roosts and prosecutable with heavy fines. Approval of Natural England will be required for works in the protected species habitat. This may affect the timing of any proposed repairs. For general repairs, the presence of bats is most likely to have implications for the timing of works. Natural England may carry out an initial inspection of the building and churchyard free of charge. It is a serious criminal offence to be in breach of parts of this legislation.

This is particularly pertinent where roofing works are concerned.

33. MAINTENANCE

33.1 The repairs recommended in the report (except for some minor maintenance items) will be subject to Diocesan Faculty Approval. Inspection every 5 years is recommended, and it should be recognised that serious defects may develop between these surveys if minor defects and maintenance are left unattended. The PCC are strongly advised to enter into a contract with a local competent and experienced builder for the cleaning-out of gutters, valleys, hoppers and downpipes twice a year; towards the end of Autumn (November) and beginning of Spring (April).

Cement based mortars, renders, plasters and products, modern polymer-based emulsion and proprietary sealant systems which prevent breathability of the historic fabric should be avoided. All these systems are now known to have a steady deleterious effect on the materials, environmental conditions and character of historic buildings.

CURTILAGE

34. CHURCHYARD

34.1 The church sits within a rectangular plot of land that slopes steeply down northwards to Seaside Lane. It mostly consists of lawned areas with mature trees along the north and east sides. A separate church hall exists to the west end of the church grounds. There is a tarmacadam drive leading from the northwest corner, via entrance gates leading to the west end of the church.

Formerly integral to the site the vicarage at the southwest corner is now under separate ownership and divided from the church by a timber fence. Boundary walling to the north consist of a short retaining wall with iron railings. There are no burials within the church grounds.

35. RUINS

35.1 There are no ruins existing within the church grounds.

36. MONUMENTS, TOMBS AND VAULTS

36.1 There are no monuments, tombs and vaults existing within the church grounds.

37. BOUNDARY WALLS, LYCHGATES AND FENCING

37.1 NORTH BOUNDARY
Short masonry wall with steep sloping coping, rendered and black iron railings.

37.1.2 Boundary wall appears to be in a fair condition. Some damage to rendered copings, metal railings are well painted.

37.2 EAST BOUNDARY
Timber fence attached to squared concrete posts.

37.2.1 Boundary wall in a fair condition, some damage and holes across length of fencing. Excessive shrub growth at southeast corner.

R2	Carry out fencing repairs.

37.3 SOUTH BOUNDARY
Timber fence attached to squared concrete posts.

37.3.1 Boundary wall in fair condition, some damage and holes across length of fencing. Excessive shrub growth at southeast corner.

R2	Carry out fencing repairs.

37.4 WEST BOUNDARY
Brickwork wall and metal gated entrance (vehicular and pedestrian).

Boundary wall in a sound, satisfactory condition.

38. TREES AND SHRUBS

38.1 There are several mature trees existing within the church grounds, particularly along the north and east boundaries. Lawned areas are generally well kept.

38.1.1 The trees and shrubs located within the church grounds are generally well maintained. The date of the last tree condition inspection is not known.

R1	It is recommended that enquiries are made with the Local Authority regarding the last known inspection date of the trees.
R2	38.1.2 Should there have been no inspection during the last quinquennium then it is recommended that a tree condition report is carried out by an arborist.

38.2 Plant and shrub growth continues unchecked along the south boundary which does create issues with effect maintenance of the building fabric along this elevation. Cutting back some of the shrub growth would also reduce the risk of dampness penetrating onto the brick walls along the elevation.

38.2.1 At first a strict tidy of this area is suggested followed by significant pruning and cutting back of all plant and shrub growth is recommended. Following this annual maintenance of the south side of the church will be necessary to keep on top of the plant and shrub growth.

R1	Carry out significant pruning and cutting back of plant and shrub growth to south side of the church.

39. HARDSTANDING AREAS

39.1 There is a tarmacadam drive leading from the northwest corner, via entrance gates leading to the west end of the church. This provides plenty of space for car parking. All in a sound, satisfactory condition.

The sloping accessible path up to the west entrance door consists of concrete flags and is in a sound, satisfactory condition.

39.2 The stepped entrance to the north has brickwork flanking walls and concrete steps. The pointing is deteriorating to the brickwork and a section of haunching to the wall top is missing to the left-hand side.

R2	It is recommended to carry out masonry repairs to the north entrance steps and walling by an experience masonry contractor.

40. NOTICEBOARD

40.1 The church signboard is located near to the north boundary wall (west end), facing Seaside Lane. It is fixed into the ground via two square metal posts.

It is generally in a sound, satisfactory condition.

RECOMMENDATIONS

RO Urgent works requiring immediate attention.

QI Ref.	Recommendation	Budget Cost (£)
3.1.1	*Roof Covering – Nave + Chancel*	
	It is recommended that a specification and schedule of work is drawn up for full recovering of the nave and chancel Welsh slate roofs.	02,500.00
4.1.1	*Rainwater Goods – Nave + Chancel*	
	It is recommended that a specification and schedule of work is drawn up for the repair and refurbishment of the nave and chancel rainwater goods.	01,500.00
5.1.1	*Below Ground Drainage*	
	It is recommended that investigations are carried out regarding the existing condition of the below ground drainage system.	01,000.00
26.1	*Lightning Conductor*	
	Carry out lightning protection installation test	00,500.00

R1 Work recommended to be carried out during the next 12 months.

QI Ref.	Recommendation	Budget Cost (£)
3.1.2	*Roof Covering – Nave + Chancel*	
	Carry out roof recovering of the nave and chancel Welsh slate roofs by a competent and experienced roofing contractor.	40,000.00
3.1.4	*Roof Covering – South Aisle*	
	It is recommended that a specification and schedule of work is drawn up for full recovering of the south aisle Welsh slate roofs.	01,000.00
4.1.2	*Rainwater Goods – Nave + Chancel*	
	Carry out rainwater goods repairs and refurbishment to the nave and chancel by a competent and experienced roofing contractor.	10,000.00
4.1.3	*Rainwater Goods – Aisles*	
	It is recommended that a specification and schedule of work is drawn up for the repair and refurbishment of the north and south aisle rainwater goods.	01,000.00
13.1.1	*Roof Structures, Ceilings – Nave*	
	It is recommended that the loose ceiling boarding is refixed following correction of the slating defects above.	00,900.00
18.4	*Altar Rails*	
	It is recommended to carry out refurbishment of hinges to dragging gate.	00,500.00
31.1.1	*Management of Asbestos in the Building*	
	If not already carried out it is recommended that an asbestos management survey is commissioned.	00,500.00
38.1.1	*Trees and Shrubs – Tree Condition Inspection*	
	It is recommended that enquiries are made with the Local Authority regarding the last known inspection date of the trees.	n/a
38.2.1	*Trees and Shrubs – South Church Grounds*	
	Carry out significant pruning and cutting back of plant and shrub growth to south side of the church.	01,000.00

R2 Work recommended to be carried out within 18 – 24 months.

QI Ref.	Recommendation	Budget Cost (£)
3.1.5	*Roof Covering – South Aisle*	
	Carry out roof recovering of the south aisle Welsh slate roofs by a competent and experienced roofing contractor.	15,000.00
4.1.4	*Rainwater Goods – North and South Aisles*	
	Carry out rainwater goods repairs and refurbishment to the north and south aisles by a competent and experienced roofing contractor.	07,500.00
4.2.1	*Rainwater Goods – North Vestry*	
	It is recommended that replacement in black painted cast iron is caried out.	02,500.00
7.1.1	*Walling – Nave, Aisles + Chancel*	
	It is recommended that a lime:sand mortar repointing schedule of repair work, specification and methodology is drawn up.	02,000.00
7.2.1	*Walling – North Vestry*	
	It is recommended to repair the stained glass bowing and fractures.	00,750.00
8.1.1	*Doors – West Entrance Door*	
	It is recommended to refurbish and redecorate the west entrance door.	00,500.00
8.1.2	*Doors – North Entrance Door*	
	It is recommended to refurbish and redecorate the north entrance door.	00,500.00
9.1.2	*Windows – South Choir Window*	
	It is recommended to replace window with new window in sympathetic design with polycarbonate protection externally.	03,500.00
9.1.3	*Windows – Organ Chamber Window*	
	It is recommended to replace window with new window in sympathetic design with polycarbonate protection externally.	03,500.00
9.1.7	*Windows – North Vestry*	
	It is recommended to redecorate and refurbish vestry windows.	03,000.00

QI Ref.	Recommendation	Budget Cost (£)
17.2.1	*Walling Finishes – North Vestry*	
	It so recommended that investigation is carried out to increase air movement and ventilation.	00,750.00
18.11.1	*Bell*	
	Carry out refurbishment of bell housing.	01,000.00
28.1.2	*Accessible Provision and Access*	
	Any access audit previously carried out would benefit from revisiting to assess current needs and facilities provided are compatible with current guidance.	01,000.00
37.2.1	*Boundary Walls, Fences – East*	
	Carry out fencing repairs.	03,000.00
37.3.1	*Boundary Walls, Fences – South*	
	Carry out fencing repairs.	03,000.00
38.1.2	*Trees and Shrubs*	
	Should there have been no inspection during the last quinquennium then it is recommended that a tree condition report is carried out by an arborist.	00,750.00
39.2	*Hardstanding Areas – North Entrance Steps*	
	It is recommended to carry out masonry repairs to the north entrance steps and walling by an experience masonry contractor.	01,500.00

R3 Work recommended to be carried out within 5 years.

QI Ref.	Recommendation	Budget Cost (£)
7.1.2	*Walling – Nave, Aisles + Chancel*	
	Carry out repointing to the defective areas by a competent and experienced masonry contractor.	20,000.00
7.2.2	*Walling – North Vestry*	
	Carry out repointing to the defective areas by a competent and experienced masonry contractor.	05,000.00
9.1.1	*Windows – Chancel East Window*	
	It is recommended to replace external mesh protection to the east chancel window with UV protected polycarbonate.	04,500.00
9.1.4	*Windows – South Aisle Windows*	
	It is recommended to replace external mesh protection to the south aisle windows with UV protected polycarbonate.	09,000.00
9.1.5	*Windows – South Nave Clerestorey Windows*	
	It is recommended to replace external mesh protection to the south nave clerestorey windows with UV protected polycarbonate.	07,500.00
15.1.2	*Partitions, Screens, Panelling, Doors*	
	It is highly recommended that the PCC commission a conservator's report regarding the chancel screen and altar curtain/riddle posts.	03,000.00
17.1.1	*Walling Finishes – Nave, Aisles + Chancel*	
	It is recommended to carry out redecoration in a breathable clay paint following correction of roofing, rainwater goods and masonry defects.	20,000.00
17.2.2	*Walling Finishes – North Vestry*	
	It is recommended to carry out redecoration in a breathable clay paint following investigation and correction of any found fabric defects.	03,500.00
23.1.2	*Heating Installation*	
	It would be recommended that a feasibility report is commissioned for a new heating installation at the church by an independent M&E consultant.	01,500.00

QI Ref.	Recommendation	Budget Cost (£)
26.2	*Lightning Conductor*	
	It is recommended that the PCC approach a suitably qualified and competent engineer to determine the requirement for lightning protection under BS 6651 and BS EN 62305.	n/a

R4	A desirable improvement with no timescale.

QI Ref.	Recommendation	Budget Cost (£)
9.1.6	*Windows – Nave West End*	
	It is desirable to reinstate original design of nave west elevation incorporating large glazed central window with flanking rectangular timber frame windows.	10,000.00

This concludes the Quinquennial Report of the inspection at Church of the Ascension, Seaside Lane, Easington Colliery, County Durham.

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