



## All Saints Church, Eastgate

### QUINQUENNIAL INSPECTION REPORT 2023

#### Directors:

Chris Granger  
Chloe Granger  
Paul Crosby

#### Associates

James Innerdale  
Harvey Bloor  
Naomi Hatton

Crosby Granger Architects Ltd

The Fellside Centre  
Low Fellside  
Kendal  
Cumbria  
LA9 4NH

T: 44(0)1539 555300

[www.crosbygrangerarchitects.co.uk](http://www.crosbygrangerarchitects.co.uk)

All Rights reserved.

Copyright © Crosby Granger Architects Ltd

While Copyright in this volume document report as a whole is vested in Crosby Granger Architects Ltd, copyright to individual contributions regarding sections of referenced works belongs to their respective authors, and no part may be reproduced, transmitted stored in a retrieval system in any form or by any mean whether electronic, mechanical, via photocopying, recording or otherwise, without the previous consent from Crosby Granger Architects Ltd

Document production © Crosby Granger Architects Ltd 2023

Registered in England Company No: 8881773 / VAT Registration no. 217176415  
Registered Office: The Fellside Centre, Low Fellside, Kendal, LA9 4NHCh

Prepared by: Chloe Granger ARB AABC & Andrew Bodenham MCIAT

Date: Mar 2023

All images are by Crosby Granger Architects unless specified

## | Contents

### **1.0 General Information and Summary**

- 1.01 Name of Church and Archdeaconry
- 1.02 Name and address of Inspector with qualifications
- 1.03 Form of the Report
- 1.04 Specific limitations of the report
- 1.05 Dates of Inspection and previous inspections
- 1.06 Weather on day of inspection
- 1.07 Brief description of the building and listing grade
- 1.08 General condition of the building
- 1.09 Safety aspects of the building
- 1.10 Schedule of Works completed since the previous report
- 1.11 Work outstanding from the previous report
- 1.12 Records and Health and Safety file

### **2.0 Recommendation for Repair/Renovation**

- 2.01 Urgent works requiring immediate attention
- 2.02 Works recommended to be carried out during the next 12 months
- 2.03 Works recommended to be carried out during the next two years
- 2.04 Works required to be carried out within the next five years
- 2.05 Works required to be carried out in the longer term

### **3.0 External Elements**

- 3.01 Roof coverings
- 3.02 Rainwater goods and disposal systems
- 3.03 Drainage below ground
- 3.04 Bellcote, parapets, chimneys, upstand verges
- 3.05 Walling
- 3.06 South porch, doors and other external elements
- 3.07 Windows

### **4.0 Internal Elements**

- 4.01 Towers, spires
- 4.02 Clocks and their enclosures
- 4.03 Roof and ceiling voids
- 4.04 Roof structures and ceilings
- 4.05 Internal walls, structures, balustrading, upper floors, balconies, access stairways
- 4.06 Partitions, screens, panelling, doors and ironmongery
- 4.07 Ground floor structure, timber platforms, underfloor ventilation
- 4.08 Internal finishes
- 4.09 Glazing
- 4.10 Fittings, fixtures, furniture and movable articles
- 4.11 Toilets, kitchens, vestries etc.
- 4.12 Organs and other instruments
- 4.13 Monuments, tombs, plaques etc.

### **5.0 Services**

- 5.01 Services installations generally
- 5.02 Gas installation
- 5.03 Electrical installation
- 5.04 Water system
- 5.05 Oil installation
- 5.06 Sound installation

- 5.07 Lightning conductor
- 5.08 Fire precautions
- 5.09 Heating and Ventilation
- 5.10 Asbestos

### **6.0 Curtilage**

- 6.01 Churchyard
- 6.02 Ruins
- 6.03 Monuments, tombs and vaults
- 6.04 Boundaries and gates
- 6.05 Trees and shrubs
- 6.06 Hardstanding areas
- 6.07 Buildings within the curtilage
- 6.08 Notice boards
- 6.09 Works required to provide disabled access and parking space

Appendix A Floor Plan

Appendix B Maintenance Plan



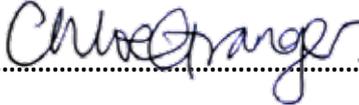
# | 1.0 | General Information

## 1.01 Name of Church and Archdeaconry

All Saints, Eastgate  
Archdeaconry of Auckland

## 1.02 Name and contact of Adviser with qualifications

CHLOE GRANGER BArch, AABC, SPAB Scholar  
chloe@crosbygrangerarchitects.co.uk  
Telephone: 01539 555300

Signed: ..... 

## 1.03 Form of the Report

The following report has been prepared in line with the recommendations set out in 'A Guide to Church Inspection and Repair' (1995), to comply with the statutory requirement of the Inspection of Churches Measure 1955, and the Care of Churches and Ecclesiastical Jurisdiction Measure 1991. It is a general report, aimed at offering an overview of condition.

The report offers General Information and a Summary of the building's condition within Section 1.0, and Recommendations for work within Section 2.0.

Following this, Sections 3.0 to 6.0 discuss each area inspected in turn, illustrated with photographs.

This report has been prepared following a *visual inspection* of the church only. All inspections have been made from the ground and safely accessible galleries and roofs. This report should be seen as an overview, and not a detailed survey report. If further inspection or investigations are required they will be outlined within the recommendations for work.

It must be noted that works recommended are *not* tailored to suit budgets - this is a faithful representation of the works and costs that the individual building requires. Following the submission of the report, it is then suggested that a discussion follows, which prioritises works within the church's budget, and other means of funding are discussed where required.

## 1.04 Specific limitations of the report

The inspections have been made from the ground only, no access was gained to the roof level. Ladders have been used where considered safe, giving access to some gutters, but not all. Internal valley gutters and inaccessible roofs have not been inspected. Ceilings, roof timbers and wall plates have been examined from floor level only. There has been no higher level investigations, nor intrusive inspections carried out; hidden structures, embedded timbers, floor and ceiling voids and areas beyond reasonable sight from the ground have not been subject to inspection and as such, it cannot be reported that areas such as these are free from defects.



View of the church from the south west corner of the churchyard.



Internal view down the central aisle of the Nave.

# | 1.0

## 1.05 Dates of Inspection and previous inspection

Date of inspection:

30th March 2023, Crosby Granger Architects.

Date of previous inspections:

13 December 2017, Crosby Granger Architects.

16 September 2011 Jeremy Kendall R.I.B.A.

## 1.06 Weather on day of inspection

Dry, sunny, cold.

## 1.07 Brief Description of the Building and Listing Grade

The church is not in regular use but is used for a number of services every year as well as weddings and funerals.

The building is unlisted, but sits within the Eastgate Conservation Area. The church is orientated on an east-west axis approximately 40m north of the B6293. The church is situated in the middle of the churchyard, and is approached from the west.

The church was designed by J Johnson and built in 1887.

The Church consists of Nave, Chancel under a common roof, south Porch, and north Vestry that also accommodates the organ.

The church is constructed of squared roughly coursed sandstone, with ashlar sandstone to windows, doors, buttresses, quoins and parapet. The Nave and Chancel have a moulded string course at cill and window head levels.

Internally all walls are plastered above the timber panelling that finishes at cill level. The chancel arch is plastered apart from the arch masonry which is exposed. Timber barrel vaulted ceilings in both the Nave and the Chancel. The Chancel roof being covered below the barrel vaulting by carved timber panels rather than being open to the sarking boards as the Nave. Floors are a mixture of solid construction (presumably a cement sub-floor) with clay tile to the Nave and Chancel apart from the pews which are timber parquet and separated from the clay tiles with a concrete strip. Areas of the clay tiles to the chancel are covered with carpet. The Porch has a concrete floor and the vestry has a timber parquet floor. There is a fleche spire above the chancel arch hanging for two bells. There is a chimney to the Vestry and a boiler house set beneath the Vestry which was inaccessible at the time of inspection.

## 1.08 General condition of the Building

The church benefits from being robustly designed and well constructed in high quality materials.

The building is in generally good condition although there are minor issues that relate to building maintenance and the use of cementitious mortars. There have been areas of the church that have been re-pointed using a cement based mortar that is beginning to cause the softer sandstone to deteriorate. The



The church is characterised by being robustly constructed from high quality materials which have stood the test of time successfully



The fleche spire is an unusual feature of the church

# | 1.0

other issue of concern are the cast iron glazing bars that have begun to corrode and are causing the sandstone cills to spall.



The interior is enhanced by very high quality furniture and fittings, with some excellent quality woodcarving

It is clear that the church fabric is well cared for by the parishioners, with the roof in particular being in very good condition. However, the need to carry out regular maintenance is vital to retaining the church in its present good condition. Clearing all moss from roofs and ensuring all rainwaters gutters, downpipes and gullies are clear is essential to prevent damage being caused by water ingress.

## 1.09 Safety aspects of the Building

There is nothing notable of concern regarding the safety aspects of the church.

## 1.10 Schedule of Works completed since the previous report

The Churchwarden, who has only recently taken office, presented a comprehensive and recently updated copy of the church log book and record of recent works undertaken.

The following works were reported:

- Annual clearance of rainwater gutters.
- Re-decoration of Chancel and Nave
- Removal of redundant oil tank
- Patch repair to Nave south parapet gutter
- Driveway re-laid with fresh gravel
- New noticeboard fitted adjacent to gate
- Portable appliance testing
- Sound system installed

## 1.11 Work outstanding from the previous report

- see current recommendations for updated information

- a) Investigate condition of parapet gutters to the north and south sides of the church.
- b) Inspect table stones of the nave and sanctuary at close proximity, checking condition of flashings and pointing.
- c) Inspect sloping lead valleys of the Vestry and clear out debris.
- d) Repair & repaint rainwater goods.
- e) Check the condition and safe operation of the font cover chain.
- f) Annual inspection of fire fighting equipment.
- g) Clear moss from wall plinths and string courses.
- h) Refinish the external doors.
- i) Make good stone cills where the glazing bars have rusted and cracked stone cills, de-rust and protect glazing bars.
- j) Ease the vestry door.
- k) Monitor and maintain boundary walls.
- l) Repair the dwarf wall / copings of the boiler house steps.
- m) Repair broken lights to the sanctuary south window
- n) Make roof top inspection of fleche and investigate / report on masonry condition. Submit photographs to the Architect for consultation.
- o) Provide temporary ramp and handrail to the entrance steps.

## 1.12 Records and Health and Safety file

Record keeping is now being kept up to date, and a Health & Safety file has been started.



The church has very good quality roof slate, well maintained

## | 2.0 | Recommendations for Repair/Renovation

*All outstanding works from the last report (as noted above) that are deemed relevant have been included within the recommendations of this report. Please note; all works must be specified, overseen and approved by the inspecting architect or other conservation accredited professional to ensure quality and appropriateness of workmanship. This is not a schedule of works, only identification of where works are required - a full specification and schedule should be drawn up prior to repair works being carried out. The costs displayed are only estimates - proper costs should be obtained from the relevant craftsman before commencing.*

**It is important to note that these recommendations are made as a professional looking at a building and considering its needs for repair. The recommendations have not been catalogued to accommodate church funds - prioritisation according to funds should be a matter of discussion between the architect and PCC, when a plan of action should then be formed.**

ITEM	(page no.)	RECOMMENDED WORKS AND URGENCY	APPROX. £s
<b>2.01</b>		<b>Urgent works requiring immediate attention</b>	
a)	p.14	Clear out all gutters and hoppers of all vegetation, re-seal leaks, water test. Clean out all gullies & check for free-flow.	DIY / £300
b)	p.17	Replace ad-hoc window bird guard with a more robust guard.	£300
c)	p.17	Fit mesh to top of Boiler room window	DIY / £100
d)	p.23	Upgrade lightning conductor in lime with recommendations by specialist	as quote
e)	p.26	Cut back rhododendron bush adjacent to Chancel, to give 2m clearance from the building	DIY
f)	p.24	Carry out and Asbestos Management survey and follow any recommendations.	£400
<b>2.02</b>		<b>Works recommended to be carried out during the next 12 months</b>	
a)	p.13	Roofer to attend to any slipped, broken, or missing slates & check condition of flashings, abutments, and ridge stones, annually.	£500
b)	p.13	Roofer to inspect rooflight to Chancel & make repairs. If condition is poor consider removal & slating over.	£250
c)	p.13	Remove all moss from all roofs.	£350
d)	p.13	Rake out and re-point / re-bed the ridge stones to the Vestry using a lime based mortar.	£1,500
e)	p.13	Rake out and re-point / re-bed the ridge stones to the Porch using a lime based mortar.	£750
f)	p.13	Repair and re-decorate the timber barge boards to the Porch.	DIY / £200
g)	p.13	Repair and re-decorate the timber barge boards to the Vestry.	DIY / £200
h)	p.16	Remove all moss from the stone plinth and elsewhere on masonry.	DIY
i)	p.16	Re-finish external timber doors and ironmongery	DIY / £500
j)	p.21	Re-point open joints in the internal chancel arch with lime mortar to allow future monitoring.	£350
	p.25	Check all churchyard headstones for security	DIY
l)	p.29	Servicing of fire extinguishers, annually	£300

<b>2.03</b>		<b>Works recommended to be carried out during the next two years</b>	
a)	p.14	Overhaul & re-paint all rainwater goods.	£5,000
b)	p.15	Commission the Architect to carry out a high level survey of the spire, chimney, roofs, parapets and other high level structures to inform a strategic plan for future works. Price includes access.	£2,000
c)	p.13	Rake out and re-point in lime mortar all watertables to the church gables.	£3,000
	p.14	Re-work existing Vestry rainwater pipe to fall directly into a new gully.	£1,000
d)	p.15	Vestry chimney: indent damaged stones, rake out, re-point. Apply shelter coat if necessary. Cap the flues and provide flue ventilation.	£5,000
e)	p.16	Locally patch re-point open masonry joints across all elevations.	£3,000
	p.16	Mason to re-set loose stones to the Vestry & Porch plinths in lime mortar	£400
f)	p.16	De-rust and re-paint ferrementa to all windows, and carry out mortar repairs to damaged stonework.	£10,000
g)	p.16	Re-build retaining walls to the boiler room steps	£2,000
h)	p.17	Glazing specialist to make a survey of the windows and draw up a schedule of recommendations for repair	£500
i)	p.20	Ease action of all doors, lubricate hinges and locks / latches	DIY / £350
j)	p.21	Overhaul all window louvre mechanisms, clean & lubricate	DIY / £500
k)	p.26	Repair and re-paint iron gates to west entrance	£750
l)	p.26	Remove tree close to NE corner of Vestry & grind out stump	£350
m)	p.26	Remove dead tree near east boundary	£350
n)	p.26	Crown-reduce approx 10% yew tree adjacent to south Nave elevation	£350
o)	p.26	Commission an arboricultural condition report to cover all the churchyard trees	£500
<b>2.04</b>		<b>Works required to be carried out within the next five years</b>	
a)	p.13	Rake out and re-point the bellcote spire. Overhaul the bells and put into in sound and working condition.	£10,000
b)	p.14	Employ drainage company to carry out a CCTV inspection survey of all underground drainage & report. Mark all drain locations on a plan.	£800
c)	p.15	Rake out and re-point parapets where necessary on both the internal and external faces.	£5,000
d)	p.16	Scrape back earth to north west corner of the nave to lower ground level locally. An archaeologists watching brief will be required.	£500
e)	p.22	Re-decorate Vestry chimney breast with a porous paint	DIY
f)	p.25	Re-build stone gateposts with dowelling between blocks.	£1000
g)	p.33	Repair boundary walls where required.	£1,500
<b>2.05</b>		<b>Works required to be carried out in the longer term</b>	
a)	p.15	Develop a phased programme of re-pointing to masonry with lime mortar.	£20,000
b)	p.30	Consider re-introducing central heating, re-using existing pipework if possible.	£30,000
c)	p.34	Engage Architect to advise on improving disabled access to the church.	£1,500



## | 3.0 | External Elements

### 3.01 Roof Coverings

The common roof to the Nave and Chancel is laid with blue Westmorland slates in diminishing courses. The Vestry and Porch roofs are also laid with blue Westmorland slates. Generally, all of the roofs are in very good condition with only minor maintenance required.

The Nave and Chancel roofs are completely intact with no slipped slates visible from ground level. The presence of moss to the north side of the roof is mainly due to the proximity of the trees to the north east which reduce the drying of the roof and encourage the growth of vegetation. Moss prevents the free-draining of the roofs and can contribute to the deterioration of slates. It is therefore important that all of the moss is cleared from the roof.

The sandstone ridge tiles to the Nave and Chancel appear to be well bedded and in good condition. When access is in place for removing the moss from the roof a closer inspection of the ridge tiles should be made.

There is a solitary iron-framed rooflight to the north side of the chancel roof is in fair condition, but the putty to the glazing is starting to fail. When access allows the metal frame should be treated for rust and re-painted, and the glazing putty replaced. The rooflight is essentially redundant and in the long-term it may be advisable to remove it and slate over.

To the east and west gables there are lead soakers up to the water-tabling with cover flashings. All lead work appears original and still in good condition. The pointing to the coping stones is becoming weathered and would benefit from being re-pointed.

There are lead soakers that are dressed over the buttresses of the chancel arch, these look to be in good condition and preventing water ingress.

The lead soakers and flashing to the spire appear to be in good condition and dressed under the weathering stones.

The lead valley gutters to the Vestry look to be in good condition and clear of any vegetation. The lap of the under cloak to the slates is not known but there are no signs of water ingress internally.

The Vestry roof is in good condition, with only one broken slate to the east slope. Moss is widespread and needs to be removed. The sandstone ridges require re-pointing and / or re-bedding. The short timber barge boards to the Vestry gable require repairing and re-decorating.

The Porch roof is in good condition with all slates intact, and lead soakers and cover flashings in good condition. The ridge stones need re-pointing / re-bedding in a lime mortar. There are short timber barge boards to the eaves of the porch gable that require repair and re-decoration.



The Porch roof is in good condition. The ridge requires re-pointing in lime mortar



Moss build up on all roofs should be carefully cleared off. Moss prevents the slates from drying out, encouraging frost damage. It also blocks gutters and downpipes.



Rusting and algae on downpipes is sign of leakage from joints, suggesting that the pipe is blocked with debris.

The roofs are well maintained, with LC advising that a local roofer is employed whenever a slipped slate is noted. Any replacement slates need to be carefully matched in terms of colour, thickness and texture.

It is highly likely that the roof slates are the original and are still keeping water out of the church. With good maintenance the roof covering should continue to perform well for many years.

### 3.02 Rainwater goods and disposal systems

The Nave and Chancel have a lead parapet gutter to the bottom of each slope. From ground level vegetation growth could be seen in the south parapet gutter which needs to be cleared. Access could not be gained for inspection. A closer inspection will be required in order to recommend any works. LC advised that a drone survey had been offered locally which may give some indication of the condition of the gutters.

The parapet gutters discharge through the parapet via well detailed lead chutes into cast iron hoppers and down cast iron down pipes. The downpipe to the east of the Porch is a newer replacement. Although the rainwater goods area generally in good structural condition it was noted that there is vegetation in some gutters, and several joints are leaking. Downpipes are also showing signs of blockage and leaking from joints, causing staining of the walls behind. All the rainwater goods must be cleared out, and would also benefit from being re-decorated.

The Vestry and Porch have cast iron eaves gutters and down pipes, there is debris in the gutters and some joints are leaking. All the rainwater goods must be cleared out, and would also benefit from being re-decorated. The downpipe to the north elevation enters the wall of the Vestry and appears to exit adjacent to the Boilerhouse door. This is a poor detail, and ultimately a new conventional downpipe and new gully should be fitted.

### 3.03 Drainage below ground

All of the rainwater down pipes flow into clay rainwater gullies at ground level that have a cast iron removable grate. All of the cast iron down pipes have shoes to direct the flow into the gullies.

On inspection several of the gullies were blocked. It is vitally important that the gullies are regularly cleared in order to prevent a blockage creating a damp issue in the church.

Given the number of trees within the church yard it is recommended that a CCTV drainage survey is undertaken to assess the condition of all of the underground drainage, to and provide an up to date site plan of the underground drainage.

### 3.04 Bellcotes, parapets, chimneys and upstand verges

All watertables to the gables of both the Nave, the Vestry, and Porch all appear in reasonably good condition, well aligned and secure. There are some open joints to the watertabling which should be pointed with lime mortar to maintain performance. There are open joints below the Vestry east slope watertabling which should be re-pointed.



Rainwater goods would benefit from redecoration, as well as regular clearing out. Gullies must be cleared and kept clear



The Vestry east gutter return into the building - a poor detail. Fit a new downpipe and gully below

The fleche spire at the centre of the church roof is generally in good condition. There are a number of open joints in the ashlar masonry; these would benefit from re-pointing in a lime mortar. The two bells are mounted on wooden headstocks which are fitted with rope wheels. Chains are attached to the wheels which pass through the roof structure below the stone weathering skirt of the spire - this detail appears to be effectively weathertight. One of the wheels is disintegrating due to decay, and all the woodwork will be vulnerable to weathering. Only one of the bells is currently functioning, and the opportunity should be taken when access allows to undertake repairs to the bells and their associated fittings.

Only the external face of the parapets could be inspected. The masonry appears to generally in good condition, but the mortar joints beginning to weather back, these would benefit from re-pointing. There is a section of orange discolouration to the parapet on the south of the nave, this staining is likely to originate from iron cramps that are corroding. Further close inspection is required to assess the condition of the masonry at this location.

There is one chimney to the Vestry. This is very well constructed in ashlar masonry with carefully detailed drip moulds, but some of the stone blocks are heavily eroded. This appears to be due to a combination of exposure to wind and rain, the action of corrosive flue deposits acting on the stone, and the effect of cement pointing repairs. The chimney pots have been removed and it is not known whether the chimney is protected, capped or ventilated - drone photos may be of use in this location.

The chimney appears to be structurally stable. In the medium term it would be advisable to re-point the chimney in lime mortar and make mortar repairs to the eroded stones. In the longer term to worst affected blocks could be replaced with new stone.

Recommended that the Architect be commissioned to carry out a high-level inspection of the spire, roofs, parapets, windows and other inaccessible areas using a powered access machine (MEWP). This would allow close inspection of these vulnerable areas and allow a prioritised strategic plan for future work to be developed.

### 3.05 Walling

The external walling masonry is all squared and roughly coursed sandstone with ashlar dressed sandstone to the window and door reveals, buttresses and dressed quoins.

Some areas of the church retain original lime pointing in good condition that is working sympathetically with the masonry. There are areas which have been re-pointed in a cement mortar which is too hard for the soft sandstone. Unfortunately, this includes the western gable, where visually inappropriate strap pointing has been applied. In the medium-long term the cement mortar needs to be carefully removed and the areas re-pointed using an appropriate soft lime mortar. A long-term plan should be developed to tackle this work in manageable phases.



Some of the chimney stones are heavily eroded, and cement repairs are hastening the stone decay



Loose stone block to the plinth of the Porch



Hard and impermeable cement pointing causes accelerated decay of adjacent soft sandstone

The Vestry gable and east Chancel gable both have staining due to rainwater leaking through the joints of the water tabling particularly at the intermediate kneelers. Re-pointing these joints should alleviate this problem.

The west wall of the Nave appears to have experienced water ingress over time. The cement pointing will trap water within the wall and prevent rapid drying of the masonry. The relatively impermeable mortar will also cause the adjacent stone to decay at an increased rate. This effect can be seen in several places on the building.

The plinth of the church is in generally good condition. To the north west of the Nave and Vestry the ground levels are rather high and would benefit from being lowered to help prevent internal dampness. Along the plinth and string courses there are areas where algae and mosses are growing, especially to the north and east. This needs to be carefully removed to prevent the deterioration of the masonry. To the Vestry and to the Porch there are isolated corner blocks of stone which are loose and should be re-set using lime mortar.

### 3.06 Porch, doors and other external elements

The Porch is generally in good condition, with the timber roof structure and walls free from significant defects. There is minor cracking above the head of the west window. There is a minor crack to the apex of the main door

Previous reports note algae growth to doorway arch - this has been cleaned off and would appear to have been related to an historic leak at the roof abutment.

The oak main doors to the Nave are in good condition, with slight corrosion to the ironmongery. The door and ironmongery would benefit from careful decoration.

The external stone steps to the porch are in good condition. The steps show signs of having moved away from the building slightly - this is not currently a problem but should be monitored.

The two stone benches to the porch are in sound condition.

A chain mail curtain has been installed to prevent birds from entering the church when the church doors are opened for ventilation. This is effective, if a little garish.

Adjacent to the Vestry north wall there are steps down to the Boilerhouse. The retaining walls to each side are in poor condition and the upper four courses would benefit from being taken down and rebuilt.

The oak door and frame to the Vestry is in good condition and would benefit from a light sanding and re-decoration, and de-rusting of the ironwork.

The pitchpine door to the Boilerhouse is in fair condition, but has had a temporary repair made to the base with plywood. The door should be properly repaired and would benefit from being painted with linseed oil paint. Leaf litter needs to be removed to allow the door to and frame to dry out easily.



The corroding external ferrements has split many of the window cills

### 3.07 Windows

Generally the windows are in good condition. The windows are mostly of Gothic pointed lancets with trefoil tracery to the heads. The individual lancets are separated by sandstone mullions.

The windows have external iron ferrements. The stone cills to the windows are being affected by the corrosion of the iron ferrements, causing the stone to split and spall as the metal expands. The ferrements need to be de-rusted and painted. The damaged cills require careful mortar repairs to build up the profile and protect the masonry from further deterioration.

Many of the windows are equipped with opening louvre vents. These are provided with pull-cords to open, and fall shut again under gravity. Many are functional - all would benefit from being freed off and the mechanisms cleaned and lubricated. Windows are opened during fine weather to ventilate the church - a commendable practice which should be continued. The louvres are equipped with external mesh covers to exclude birds, one of which has been replaced with an ad-hoc arrangement of fine mesh - ideally this should be replaced with a heavier-gauge item to match the others.

The glazing in each window is supported by round-section steel saddle bars. Many of these are corroding and would benefit from cleaning off, treatment and re-painting.

The Chancel east window has figurative stained glass dated 1904, in good condition. External wire guards are in fair condition.

There is a small window above the east window, which lights the ceiling void - this could not be inspected.

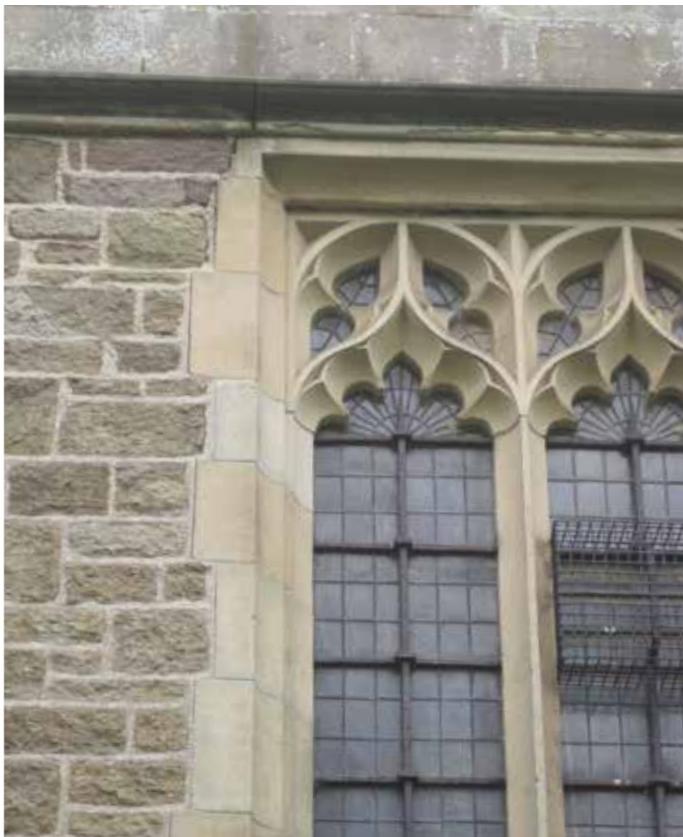
The Nave west window appears to take the brunt of the weather and has a history of leakage. Some repairs have been carried out to the glazing at high level. The condition of the leading to the glazing is poor in places, and the sealing of the leading to the masonry surround is failing, particularly at low level.

The high level window above the west window could not be inspected closely but looks to be in good condition.

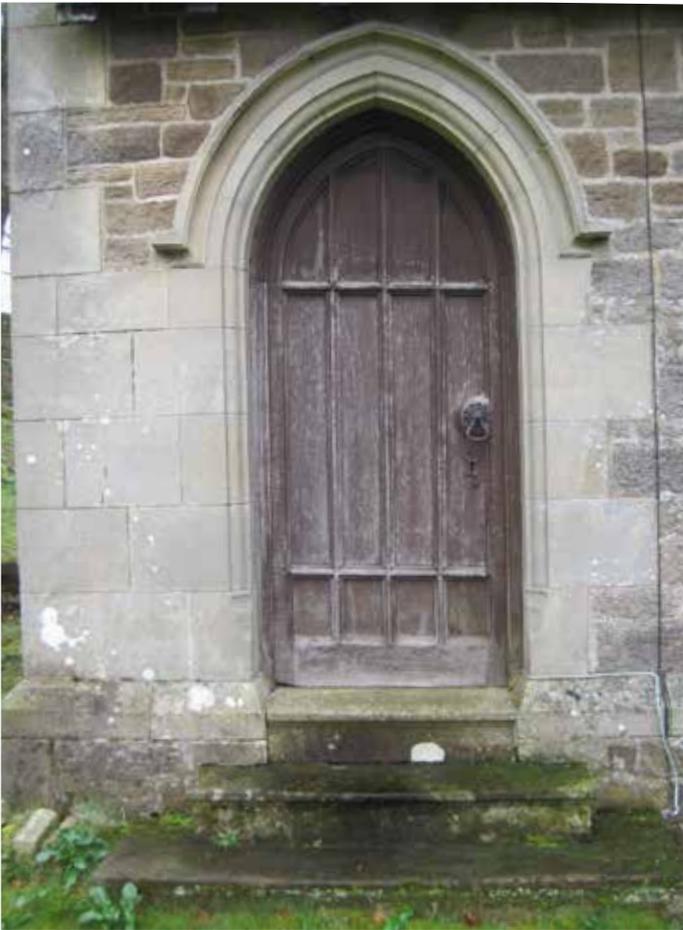
The Vestry has two windows to the west elevation. The three light window has some coloured glass incorporated into it. All of these windows are in generally good condition but the opening louvres require attention. The window to the Boilerhouse has the top row of quarries missing, presumably for ventilation. In the long-term these should be reinstated - until then some mesh should be fitted to exclude birds.

The Porch has two small trefoil-headed windows that are in good condition.

It is recommended that a glazing specialist make an assessment of all the windows and prepare a schedule of repairs which can then be prioritised.



The masonry of the windows is generally in very good condition



The Vestry door - the step is saturated due to a gutter leak above



West window: cill split by corroding ferrementa, harmful and ugly cement pointing below

## | 4.0 | Internal Elements



The fleche is very well constructed. The bell mechanisms have suffered from weathering and timber decay

### 4.01 Towers, spires

The fleche spire sits above the chancel arch and has no internal access. The construction has a gallery stage which houses the two bells, topped by a slender solid stone spire with a copper finial and weather vane. There are a number of open joints in the masonry, and ideally the spire would be re-pointed up to gallery level.

### 4.02 Clocks and their enclosures

There is no clock to the church.

### 4.03 Roof and ceiling voids

There is a ceiling void over the barrel vault of the Chancel but there is no means of access.

There is a ceiling void above the Vestry plastered ceiling, again this was inaccessible at the time of the visit.

### 4.04 Roof structures and ceilings.

The roof of the Nave is open to the underside of the sarking boards. Rafters have scissor bracing to the intermediates, and decorative curved bracing to the principals. The latter extend into curved wall posts supported on masonry corbels. Trefoil headed detail fitted between the ashlar posts, and shields fitted to the principal rafters at wallhead level. The whole roof is in clear-finished pitchpine and very solidly constructed.

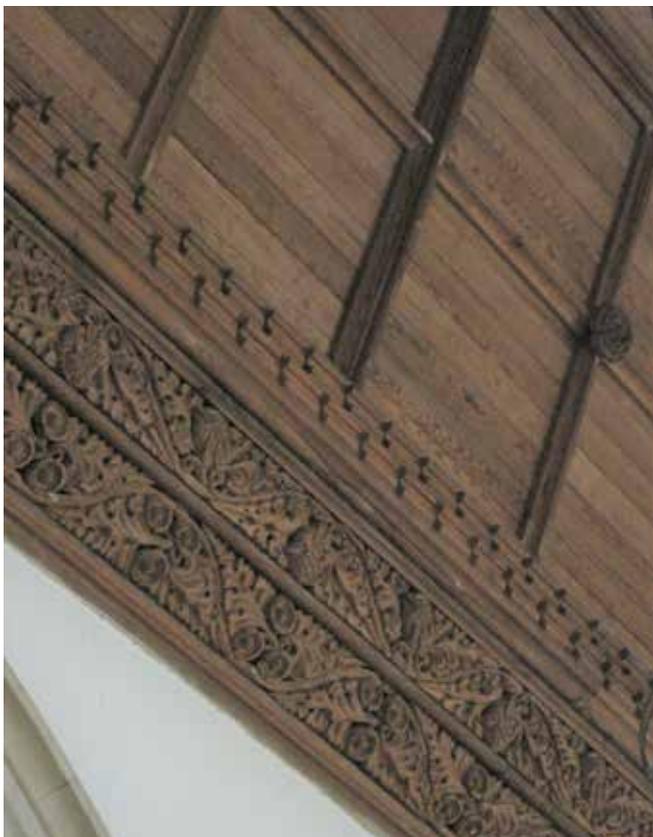
The Chancel roof is vaulted and lined below the rafters with pitch pine boarding. Below this a decorative grid of ribbing with carved bosses at the intersections. To the wall heads are frieze panels with very elaborate carving, with dentil mouldings over. The overall effect is very pleasing and is ornate even by Victorian standards.

The roof structures appear to be in very good condition. To the Chancel there is some suggestion of historic water staining but this could not be confirmed by observation with binoculars.

The vestry roof structure was not inspected at the time of the visit. The plastered ceiling is in good condition with no signs of water ingress.

### 4.05 Internal structures, balustrading, upper floors, balconies and access stairways.

The internal walls to the Nave and Chancel are pitchpine panelled up to cill height, apart from the east end. All masonry work above the panelling is plastered and painted. Most appears to be in reasonably good condition. There has been recent patch re-decoration to areas which have suffered from dampness and mould. All now appears dry, with the exception of an area of dampness to the Nave north wall at low level, and to the Nave south wall at high level, associated with a parapet gutter leak. Damp staining was also noted to the



The detail in the Chancel roof carved frieze is exceptional



Cracking to the Chancel arch voussoir

north of the west window at low level.

All areas of damp staining should be monitored for spread or reduction over time, noted and photographed periodically.

There is some cracking above the Vestry door and organ, which appears to be historic.

The chancel arch has been subject to movement in the past, with the a dropped voussoir to the head of the arch. This has been crudely re-pointed with a grey cement mortar. There is a split voussoir to the south side of the arch, third stone up from the springing, which appears to be related to the spreading and rotation of the south half of the arch - this does not appear to have changed significantly from the previous inspection. Recommended that all cracks are filled flush with soft lime mortar to allow any future movement to be monitored.

The Vestry has timber panelling up to cill height, and walls are plastered and painted above. There is minor loss of paint from the chimney breast at high level. This can be attributed to the poor condition of the chimney stack above and moisture ingress being able to saturate the chimney breast. Once the chimney has been repaired, the internal wall will need re-decoration.

There are no balustrades, balconies, upper floors or stairs.

#### 4.06 Partitions, Screens, Panelling, Doors and Ironmongery

The timber panelling which runs throughout church appears to be in very good condition. There is a loose section of moulding in the immediate vicinity of the pulpit which could be re-fixed.

The door from the Chancel into the Vestry bind on its frame and should be eased.

The door into the Vestry proper drags on the floor and should be relieved.

The door to the organ casing is in good condition.

The door to the Vestry rear vestibule is in good condition.

There are metal gates forming part of a low chancel screen at the top of the Chancel steps, all in good condition.

#### 4.07 Ground floor structure, timber platforms and underfloor ventilation

The floor structure is solid throughout the Nave and Chancel. Terracotta quarry tiles are laid throughout the church and down the central aisle, with timber parquet flooring below the pews. There is a concrete strip that separates the tiles from the timber flooring. To the choir the pews are raised on timber pew platforms, all in good condition. Here the quarry tiles have a decorative border of green glazed tile.

All of the tiles and timber floors are in good condition with the exception of a small number of tiles in the aisles which



Loose quarry tiles to the Nave floor



High quality pitchpine parquet below the pews is in good condition

have become detached and need to be carefully lifted and re-bedded. The floors need only vacuum cleaning and occasional damp (not wet) mopping or wiping to be kept clean.

The stone chancel steps are all in good condition.

The floor to the Vestry is again solid construction with a timber parquet finish. The floor is in good condition throughout with only minor wear visible, again regular cleaning will ensure that the floor is kept in good condition.

If it is desired to provide a protective finish to any of the timber floors then the advice of the church Architect should be sought.

#### 4.08 Internal finishes

As previously noted the walls are panelled up to cill height, with painted plasterwork above. The paint work in general is in very good condition, and recently re-touched.

There are exposed stone to the jambs of the east and west windows, to the arch above to the organ, and around the doors. The stonework is generally in good condition, but signs of moisture ingress are visible on the stonework, especially to the west window and the door from the Porch.

The church should continue to be well ventilated in order to aid the drying of the masonry.

The only issue with stone deterioration within the church can be seen to the internal stone cill of the most westerly window of the south side of the nave. The stone is beginning to dust which is a sign of cyclical wetting and drying. The condition of the external pointing should be checked, and the drain hole to the inner lead tray checked.

#### 4.09 Glazing

Glazing is mostly leaded rectangular quarries of slightly obscured glass, fixed internally with round steel saddle bars. There is stained glass to the chancel east window and the Chancel north window.

There are a small number of cracked or broken quarries. Typically these are not causing problems and can be left in place. Where cracked quarries are leaking they should be replaced by a glazing specialist with carefully matched glass.

The stained glass to the east window is dated June 1904. The glazing is in good condition.

The window to the north of the chancel has a section of painted glass, undated. This is also in good condition.

Generally the plain glazing would benefit from being carefully cleaned with plain water to remove dirt.

To the west window there is some slight distortion to the glazing. In places the sealing glazing cement has fallen out and panels could be re-cemented by a glazing specialist. Perimeter sealing should also be re-made where necessary.



Steel saddle bars are corroding and should be cleaned off, rust-treated, and painted



Exceptional good woodcarving to the Aumbry cupboard is typical of the high quality furniture and fittings

#### 4.10 Fittings, fixtures, furniture and movable articles

The pitchpine pews to the Nave are of simple form with a carved linenfold panel to the pew end. All are in good condition.

The pews to the choir are in oak, with elaborately carved poppyheads. All are in good condition.

The pulpit, lectern and altar rail are all of oak and in good condition.

The font is at the west end and is constructed of Frosterly marble, on a sandstone plinth. An elaborate oak cover is suspended from above with a counterbalanced mechanism. All are in good condition. The mechanism for the font cover is a lifting device subject to the relevant health and safety legislation. It should be checked and inspected by a competent person periodically and the inspection recorded in the Log Book. The advice of the DAC may be taken.

There is a carved oak Aumbry cupboard and adjacent oak seat with decorative carving. Both are in good condition.

Altar to the east end with timber panelling behind, both are in good condition. The altar frontal panel is insecure.

The fixed cupboards and furniture within the Vestry appear to be in satisfactory condition.

#### 4.11 Toilets, kitchens, vestries, etc.

There is no toilet or kitchen.

The Vestry is positioned to the north of the Chancel and mainly used for storage. The condition of the Vestry has been covered in previous sections. The fireplace in the Vestry is of a simple sandstone form with cast iron front. The fireplace is no longer used. It is vital that the chimney is ventilated - this should be assessed when repairing the chimney stack and ventilation introduced if required. There is a timber mantleshelf which is in good condition.

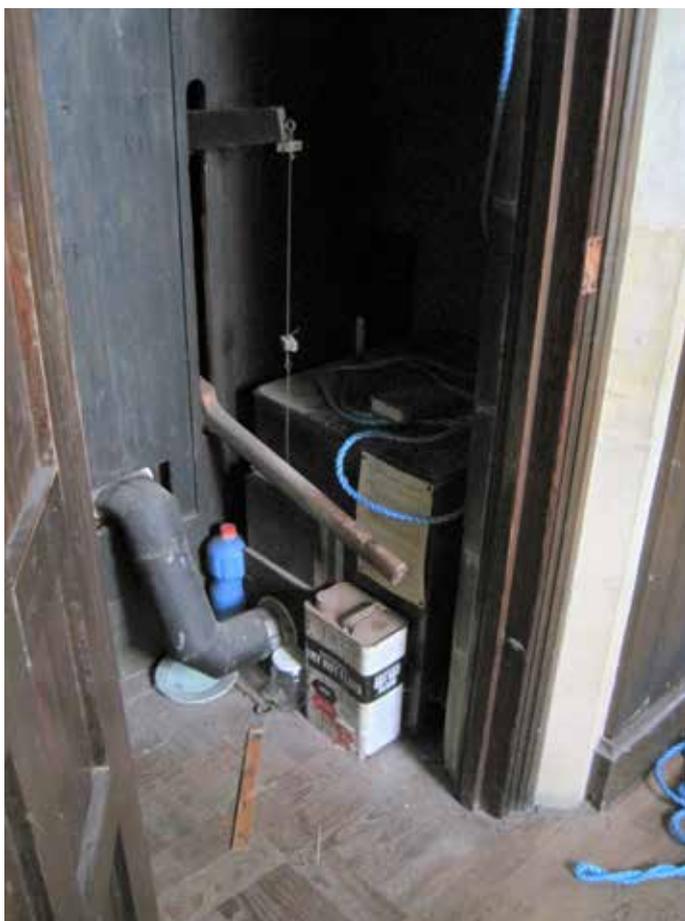
#### 4.12 Organs and other instruments

The organ is by Forster and Andrew, 1889, and is maintained by Harrison and Harrison. Details of the working condition were not available at the time of the inspection.

There is also a modern electric organ in the Nave, in storage and not used.

#### 4.13 Monuments, tombs, plaques etc

There is a brass plaque in the nave which has been kept in good condition.



The organ loft - recommended that the organ blower be tested for asbestos

## | 5.0 | Services



The quartz electric heaters are uncompromisingly ugly, but are appropriate for the pattern of usage



The electrical installation is tidy and appears to be in good order. Test and inspection is overdue, but in hand

### 5.01 Services installations generally

The only mains service to the church is electricity.

### 5.02 Gas installation

There is no gas installation

### 5.03 Electrical installation

The three phase supply is delivered to the north gable of the Vestry from a line pole. The service head, meter, and distribution boards are in the Vestry vestibule. All appears to be relatively recent and in good condition.

The Test and Inspection of the fixed wiring installation is overdue, but this is in hand and expected to be completed shortly.

Lighting throughout appears adequate.

### 5.04 Water system

There is no incoming water within the church or within the churchyard.

### 5.05 Oil installation

There is no oil installation in the church.

### 5.06 Sound installation

A basic sound system has recently been installed in the church. All appears to be in good order. The ad-hoc arrangement of extension cable should be replaced, with a new fixed 13A socket provided as necessary.

### 5.07 Lightning conductor

The lightning conductor is a single down conductor tape that is connected to the spire and comes down the north of the nave before terminating in the corner between the nave and vestry. This was tested in 2023 and the resistance found to be greater than 10 ohms. It is recommend that the contractor's quotation for improving the earthing system be accepted and the work carried out as soon as possible.

### 5.08 Fire precautions

There were 2no. fire extinguishers in the church, 1no. water fire extinguisher in the Nave by the Porch door and 1no. CO2 in the Chancel by the door to the Vestry.

Recommended that wall brackets are provided for both extinguishers - this prevents them from being moved around or being accidentally knocked over.

### 5.09 Heating and Ventilation

An earlier oil-fired wet central heating installation was housed in the Boilerhouse below the vestry. This has been made redundant, but the large-bore pipework remains in the church.



The clutter in the Vestry should be cleared

Heating is now provided by seven electric quartz radiant heaters, six of which are in the Nave and one in the Chancel. One heater is due for replacement at time of inspection.

These heaters are used on an 'as needed' basis, and are intended to provide heat for the congregation - they do not heat the fabric of the building. Given the current occasional use of the church they are, perhaps, the least worst option for heating. Under-pew electric heaters would give a similar effect for a similar cost, with less visual intrusion, and could be considered as a possible replacement when the current heaters need replacement.

#### 5.10 Asbestos

There is no current Management Survey for asbestos.

Given the age of the organ installation it is possible that there is asbestos insulation in the blower casing. There may also be asbestos in the redundant Boiler house.

It is recommended that a non-intrusive Management Survey is undertaken in order to establish if any asbestos containing materials are present, and any recommendations for removal or management followed.

The risk of asbestos will need to be assessed for any future repair works, and a Refurbishment and Demolition survey may be required prior to commencing works.



Cracking to the head of the Vestry door

## | 6.0 | Curtilage



The churchyard is generally well kept

### 6.01 Churchyard

The churchyard surrounds the church on all four sides and is wholly of grass apart from the gravel drive / path from the western gate to the Porch.

Graves are to the east, south and west, with older graves being located to the east and south. Some headstones have fallen been laid down.

Headstones and memorials are generally in good order and secure. All standing headstones and memorials should be tested annually for security and any that are rocking or liable to topple laid down.

A record is in the process of being made to identify and record the graves.

The churchyard is generally well kept.

### 6.02 Ruins

There are no ruins within the churchyard.

### 6.03 Monuments, tombs and vaults

There is a war memorial to the west of the church within the churchyard which is Grade II listed. The memorial commemorates those who died and served in both the first and second world war. The memorial has minor soiling and would benefit from being cleaned using clean water and a nonabrasive cloth or nylon brush.

There are no other particular monuments or tombs or vaults within the churchyard, only gravestones.

It was noted that some recent headstones include the name of the supplying monumental masons prominently on the side of the plinth. This smacks of advertising, and some people might find this inappropriate in a churchyard setting, including the author. The PCC may consider a condition requiring the masons business name to be displayed discretely only on the rear of plinths in small un-filled text, as has been done on several of the older headstones.

### 6.04 Boundaries and gates

The boundaries to the churchyard consist of drystone walls to the full perimeter. The wall is traditionally capped with upright stones apart from the section to the west either side of the entrance gate which has a carved coping. The walls require some attention and rebuilding in several places, in particular where the growth of trees have disturbed the wall.

The stone gateposts to the entrance gates are in generally good condition, however the upper sections of the posts have become slightly displaced by the weight of the gates. It is recommended that the upper sections be lifted to allow stainless steel dowels to be inserted between the sections, and reassembled with fresh bedding mortar.



The gates will soon need repair and re-finishing



The new noticeboard is a welcome addition to the church



The boundary walls are susceptible to frost action and disturbance by trees.

The steel gates are in deteriorating condition, with rust breaking through the paint and some sheet components rusted right through. It is recommended that the gates are repaired, blast-cleaned and re-painted.

#### 6.05 Trees and shrubs

There are a large number of trees in the churchyard, most of which are around the perimeter of the churchyard.

There is a tree close to the north east corner of the Vestry which is over-shadowing the church and contributing to the moss growth to this section of the roofs. This tree should be removed.

To the south east corner of the Chancel a large rhododendron bush is encroaching on the building. This should be cut back to give at least two metres clearance.

To the south of the Nave there is a mature yew which would benefit from a crown reduction of approximately 10%.

By the eastern boundary wall there is a dead tree which should be taken down.

Shrubbery should be kept trimmed back as necessary.

Other trees should be monitored for problems, particularly after high winds.

Any work to trees may require List B or Faculty approval. The assistance of the DAC Tree Advisor may be a valuable resource.

It is recommended that when funds allow an arboriculturalist should be commissioned to carry out a condition survey of all the churchyard trees and make recommendations.

#### 6.06 Hard-standing areas

The only hard standing to the church is the gravel path / drive from the west of the church to the Porch which is in good condition.

#### 6.07 Buildings within the curtilage

There are no other buildings within the curtilage.

#### 6.08 Notice boards

There is a new timber notice board set at the entrance gates to the church. This is well made and a good replacement for the previous noticeboard.

#### 6.09 Works Required to provide Disabled Access and Parking Space

Parking can currently be gained in front of the south porch via the gravel drive and turning circle. The gravel path is deemed sufficient to allow people to walk and approach the church.

Access to the church is via two steps up to the Porch and a further step up into the nave.

The PCC should assess the parishioners' requirements and Crosby Granger Architects can advise on ways of improving access to the church if necessary.

# | Appendix A

## | Floor Plan

A sketch plan was provided by the churchwarden.

Works requiring Faculty consent or Planning Permission may require a measured survey and formal drawings to be produced. The Architect will be able to advise if necessary.



# | Appendix B

| Maintenance Plan



# | Appendix C | Conservation Area and Listing Text

All Saints Church sits within the Eastgate Conservation area, which boundaries can be found at: <https://www.durham.gov.uk/conservationareas>.

There is no description or detailed analysis of the conservation area at present. All works to the church will need to consult Durham County Council to ensure that the works comply with the Councils criteria of special architectural features of the area.

The listing text for the war memorial has been copied below:

Name: Eastgate War Memorial  
List entry Number: 1434063

Location:  
Churchyard of All Saints' Church, Eastgate, County Durham,  
DL13 2JB  
National Grid Reference: NY9530838850  
The building may lie within the boundary of more than one authority.  
County: District: County Durham  
District Type: Unitary Authority  
Parish: Stanhope  
National Park: Not applicable to this List entry.  
Grade: II  
Date first listed: 07-Jun-2016  
Date of most recent amendment: Not applicable to this List entry.

Asset Groupings  
This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description  
Summary of Building  
First World War memorial, 1920, with later additions for the Second World War.

Reasons for Designation  
Eastgate War Memorial, which stands in the churchyard of All Saints' church, is listed at Grade II for the following principal reasons: \* Historic interest: as an eloquent witness to the tragic impact of world events on this local community, and the sacrifice it has made in the conflicts of the C20; \* Architectural interest: a modest yet poignant war memorial employing traditional motifs.

History  
Eastgate War Memorial was unveiled in April 1920 by JA Hildyard of Horsley Hall, and dedicated by Canon Crudace, vicar of the parish church. The memorial commemorates not only those local servicemen who died during the First World War, but all who served. Following the Second World War, the name of one man who died in that conflict was added.

## Details

The granite memorial stands in the churchyard of All Saints church. It comprises a small wheel-head cross standing on a tall pedestal, rectangular on plan. The pedestal stands on a plain rectangular base. The east face of the pedestal is inscribed OUR FALLEN HEROES above a plain Latin cross, with on a plaque below the names of the four servicemen who died during the First World War. The inscription concludes WORLD WAR 1939-45/ (1 NAME)/ GREATER LOVE HATH NO MAN THAN THIS, THAT/ A MAN LAY DOWN HIS LIFE FOR HIS FRIENDS.

The west face of the pedestal has a small rectangular plaque at the top reading MEN WHO SERVED IN/ THE GREAT WAR 1914-1919, below which is a shield-shaped plaque recording 18 names. The final inscription reads WHO STANDS IF FREEDOM FALL,/ WHO DIES IF ENGLAND LIVES?