

Summary of Report Headings

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- 1.03 Address of Adviser and telephone number
- 1.04 Dates of Inspection and previous inspection
- 1.05 Weather on day of inspection
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Appendix A: Photographs

Appendix B: Explanatory Notes for PCCs

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- 1.09 Is the Church Listed and/or in a Conservation Area? The church is not a listed building.
Consult the Diocesan Office and Local Authority before carrying out any works.
The village of Forest in Teesdale does not have conservation area status.
The church is located in the North Pennines Area of Outstanding Natural Beauty.
- 1.10 Specific limitations of the report The survey was made from ground level.
No floor voids were opened up. There are no ceiling voids. The boiler room, which has a dangerous looking roof, was not inspected.
- 1.11 Schedule of Works completed since the previous report **2014**
Roof repairs and north pitch of chancel arch wall flashing replaced.
2015
Electrical works and test certificate.
Repair to rotten floorboards along the north wall of the nave.
Works to repair church yard boundary walls.
2016
Roof repairs carried out by Terry Watkins.
- 1.12 Work Outstanding from previous report **WORKS TO BE CARRIED OUT DURING 2013**
Has all the work included in the previous report been carried out?
If not, list the outstanding items which are still relevant.
1. Continue to monitor algae growth to North roof slope and advise Architect if it starts encroaching under slates.
 2. Contractor to investigate Chancel roof flashings on North Slope and check they are adequately pointed and chased in. Consider reforming flashings at higher level to prevent splash back.
 3. Repoint Chancel table stones and check ridges are well pointed.
 4. Replace south side gutter with matching treated gutter or cast iron. Ensure all gutters have stop ends. Any repairs/replacement to be decorated in 3-4 coats paint.
 5. Check far gullies/rainwater discharge and ensure pipes are clear and carrying water away from church walls. This may require contractor attendance. Allow for new gullies if required.
 6. Redecorate the vestry external door.
 7. Remove silicone pointing to west window cills, rake out and point in lime mortar, allow for dressing the cill to throw water away. Repoint vertical cracks to cill.
 8. Check west trefoil window for leakage and repoint. Allow for replacing polycarbonate secondary glazing when funds allow.
 9. Add tell-tale markers to 2 No. roof truss lower 'open' joints to test for settlement.
- WORKS TO BE CARRIED OUT IN 2014 to 2017**
10. Replace missing and slipped slates to the Nave roof top 8 courses. ALTERNATIVELY replace all top defective slate courses.
 11. Timber battens retaining window secondary glazing are in need of refurbishment or renewal. As a trial removal of the secondary glazing and examination by the Architect should be undertaken to ascertain the condition of the fixed lead glazing.
 12. Redecorate belfry metal straps. Include inspection/maintenance work to west end window see 7.5.
 13. Check replaced timber floor annually to ensure there is no return of rot.
 14. Check flashings at roof level over Vestry chimney to ensure they are weather

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tight before redecorating vestry walls.

15. Adjust North Entrance pillar cap to align.

WORKS TO IMPROVE DISABLED ACCESS

Check that the path and steps are suitable for disabled use. Provide temporary ramp for step(s) if required.

1.13 Log Book The log book was available to view but it required updating.

2.0 Recommendations for Repair/Renovation

Please note that the estimates given below are approximate. Some may depend on what may be required after further investigation and also depend on who does the work and whether any is done voluntarily. The PCC is advised to obtain approximate estimates from tradesmen before deciding whether to carry out any item and to have full specifications prepared and to obtain firm quotations. Some items may be eligible for grant aid.

Priority Rating	Work Required	Budget Costs £
2.01 Urgent Works requiring immediate action	• Patch repair roofs prior to the winter.	£2,000
	• Commission structural engineer to prepare a through structural report on the roof structure (and bellcote).	£600
	• Commission detailed roof, walling above roofs and rainwater goods report to establish priorities for repair.	£1,500
	• Commission detailed glazing condition report to establish priorities.	£300
2.02 Works recommended to be carried out during the next 12 months	<ul style="list-style-type: none"> • All efforts need to be concentrated on getting the works recommended in the detailed reports listed above funded and carried out. Works phasing would be established in the report. • Total cost estimate for structural repairs and reroofing. 	£80,000 to £120,000
2.03 Works recommended to be carried out during the next two years	See 2.02	
2.04 Works needing consideration within the next five years	See 2.02	
2.05 Works needing attention in the longer term	See 2.02	
2.06 Works required to improve the energy efficiency of the structure and services	See 2.02	
2.07 Works required to improve disabled access	See 2.02	

3.0 External Elements

- 3.01 Roof coverings **All Roof Weatherings:** Welsh slates. Main roofs approximately 45° pitch on timber sarking boards. Vestry and boiler room 30° pitch. North Porch 60° pitch.
Comment on materials, construction and general condition, including ridges, hips, valleys, parapet wall gutters, cess boxes, chutes, flashings and any special features. **Condition:** All are in very poor condition and all the original nails are likely to be seriously corroded.
North Pitch of Nave and Cancel both pitches of Vestry and Porch:
There are many loose or missing slates:
- The west facing pitch of the porch has lost many slates.
 - The west end of the nave pitch has many dislodged slates.
- A covering of green algae due to damp shaded conditions; this should be monitored regularly to check that the algae is not creeping between slates and affecting the weatherproofing.
- South Pitch of Nave and Chancel:**
The top twelve courses of the slates on the nave cannot be doing an effective job. Some are delaminating, many are slipped and others are missing. The telephoto photographs show the extensive and completely ineffective use of mastic to seal the roof.
- Roof Ridges:** Dressed stone
Condition: All in place with mortar in reasonable condition.
- Lead Flashings:**
Condition:
Base of Bellcote: Reasonable but could do with a thorough overhaul.
West end of chancel roof against the chancel arch wall: North side are new but not chased into the wall simply sealed with mastic which is only a short term solution. South side flashings are older and seem to be chased in. The chancel arch is very damp. All flashings require replacement.
- Water Tables To Gables:**
All well-dressed stone with stepped rebates at all junctions. All mortar is severely perished with many cracks and gaps. All should be lifted and under laid with leadwork damp proofing.
- 3.02 Rainwater goods and disposal systems **Gutters:** Timber. All very old and urgently require replacement. Some sections lined with uPVC which is a completely ineffective repair. None of the stop ends are working effectively.
Comment on materials, condition and cleanliness, assess whether adequate. **Rainwater Pipes:** Cast iron. Generally in poor condition and requiring a major overhaul. The convoluted connection in the pipe to the south side of the chancel should be re organised.
- 3.03 Drainage below ground **Foul Drainage**
None
Surface Water Drainage
There appear to be no gullies at most down pipes. All rainwater pipes seem to simply drop into the ground. They may be socketed into clay pipes. All should be dug out and checked for free flow.
- 3.04 Bellcotes, Parapets, Chimneys, Verge upstands **Bellcote:** This was designed without due consideration to the extreme wind loads that are experienced at this location. It has been provided with metal straps in the past to strengthen it. Water may be percolating into the core of the west gable from the base of the bellcote. Water damage is apparent in the head of the trefoil light at the top of

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Comment on construction and condition of parapets, copings, cappings, finials, crosses flagpoles, etc.

the west gable.

Condition: The metal straps require checking and redecoration and the stonework requires repointing. Consideration should be given to rebuilding the bellcote, inserting a lead tray below it and reinforcing it with stainless steel fixings to replace the steel fixings which will be expanding as they rust and damaging the stonework.

Vestry chimney: Dressed stone to an octagonal plan.

Condition: The stone is good but the most of the mortar is lost from the fine joints.

Boiler Room Chimney: Chopped face thin bed stone. With projecting course just below the cap stones.

Condition: Poor. The cap stones have moved apart and the cowl of the chimney pot is smashed. Rain water will be running into the stack and into the core of the chancel arch wall. The top three courses need to be rebuilt and the whole thoroughly repointed. Alternatively it could be removed and roofed over.

3.05 Walling

Dressed durable sandstone has been used to form the buttresses, quoins, plinths, strings, eaves, window and door surrounds. Regularised quarry blocks of slightly softer sandstone has been used to form the external wall faces.

Little of the original lime mortar pointing remains. It has been replaced with mortars containing cement. There are many cracked and open joints.

Condition: Generally the stone is in good condition and the mortar is in poor condition. The whole building really requires repointing in lime mortar. It would be slightly less daunting if the work was carried out in phases. The first priority would be the west facing gable and the exposed sections of the nave chancel gable.

3.06 Timber porches, doors and canopies

External Doors

General description: All timber and of traditional framed and braced construction. Double door arrangement at the main entrance under the porch.

Condition: Generally all sound but requiring a minor overhaul by a skilled joiner prior to redecoration with matching dark stain.

3.07 Windows

W1 East Gable over Altar

Three lancet windows with high quality stained glass. Poorly protected with putty glazed sealed outer glazing and some old mesh. The outer glazing is not ventilated.

W2 & W3 South Wall of Chancel

Pressed glass glazed directly into the stone work with iron opening lights.

W4, W5, W12 & W13 Nave Stained Glass Lancets

Four excellent very colourful stained glass windows. Poorly protected with putty glazed sealed outer glazing and some old mesh. The outer glazing is not ventilated.

W6, W7, W11 Nave ribbed Glass Lancets

All glazed with ribbed glass in wooden perimeter frames. The joints in the ribbed glass are lapped.

W8 & W10 Large Lancets in West Gable

Double glazing in brown uPVC frames giving an excellent view towards the western hills. There is water ingress staining the walls, the sill needs repointing or even a lead dressing down onto the external stone sill.

W9 High Level Trefoil in West Gable

Externally the tracery needs repointing to seal the open joints. The head of this opening is showing water ingress from the wall core above. The glazing is very poor and possibly incorporates plastic sheet material which has discoloured due not being resistant to UV light.

W14 Vestry Window

Lancet window with good wooden frame and security bars. Redecoration required.

Condition: All windows are in poor condition require a thorough inspection and report by a specialist glazier.

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4.0 Internal Elements

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| 4.01 | The Bell | The single bell in the external bellcote is operated by a sally which drops into the west end of the nave. |
| 4.02 | Clocks and their enclosures | None |
| 4.03 | Roof and ceiling voids | None |
| 4.04 | Roof structures | <p>The roofs of the nave and chancel are supported on trusses. Purlins run between the trusses and gables. They support common rafters and sarking boards. All the structure below the underside of the sarking boards is exposed.</p> <p>Structurally the trusses are formed from principal rafters tied with a low collar beam. Below the collar beam there are arched braces which drop to stone corbels built into the wall. The arched braces are distorted and some of the joints between the primary rafter and collar beam have opened up.</p> <p>Action required: A structural engineer must be asked to look at the condition of the trusses and advise whether the distortion in the arched braces is an issue of concern.</p> |
| 4.05 | Internal structures, arcades, upper floors, balconies, access stairways | None |
| 4.06 | Partitions, screens, panelling, doors and ironmongery, emergency means of escape | <p>Means of Escape: The route from the chancel through the vestry to outside should be kept unlocked during large gatherings as an alternative means of escape.</p> |
| 4.07 | Ground floor structure, timber platforms | <p>Nave</p> <p>Timber flooring to pews area. Recent repair to timber against north wall.</p> <p>Central Aisle: Suspended concrete slab with encaustic tiles.</p> <p>Condition: Good.</p> <p>Required works: Maintain ventilation below the floors.</p> <p>Chancel</p> <p>Decorative, multi coloured encaustic tiles and stone steps.</p> <p>Condition: Good.</p> <p>Vestry</p> <p>Painted concrete with carpet over.</p> <p>Condition: Acceptable.</p> <p>Required works: Regularly check the condition of the carpet as the vestry is so humid.</p> |
| 4.08 | Internal finishes | <p>All Nave and Chancel Walls: Plastered, possibly original lime render finish. Originally the church interior would have been lime washed.</p> <p>All interior walls were redecorated in 2011 with Macpherson's 'Powerkote' masonry paint. This is holding up well and there is little damage to the paint finish.</p> |

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- 4.09 Fittings, fixtures, furniture and movable articles
Altar: Stained pine
Altar rail: Rails on balustrades with hinged gate
Chancel Choir Stall: Oak with highly carved finials
Pulpit: Timber framed and fielded panels
Font: Stone bowl on pedestal with oak cover
Lectern: Simple timber slope and single leg
Nave Pews: Stained and varnished pine
All in acceptable condition with no particular issues.
- 4.10 Toilets, kitchens, vestries etc.
Comment on general condition, fitness for purpose, cleanliness etc.
Toilet
None
Kitchen
None
Vestry
Condition: Severe water ingress in the area of the chimney breast is causing extensive dampness.
Required works: Ventilation to vestry is essential in the short term. In the longer term the multitude of issues with the chimney, walls, roofs, flashings and rainwater goods above this corner of the vestry need thoroughly addressing.
- 4.11 Organs, and other instruments
Organ: 1859 by Postill of York. Located at the west end of the Church it and has not been used for 25 years. It is noted that A.F Ward, organ tuner visited in 1936 and 1949. The organ is listed Grade 1 by the National Pipe Organ Register and is a very important visual feature of the church.
Link to website: www.npor.org.uk/NPORView.html?RI=D00496
Harmonium: By Geo P Best Chicago USA and not in use and is looking in very poor condition. Veneers are being lost etc.
Electric Organ: A portable electric organ is brought to Church when required.
A CD music system is also used.
- 4.12 Monuments, tombs, plaques etc
General description: Only one brass plague
Condition: Acceptable
Required works: None.

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5.0 Services

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| 5.01 | Services installations generally | A very simple, electric only, system. |
| 5.02 | Heating installation | The heating system is all electrical and adequate for occasional use.
Six wall mounted infra-red heaters providing heat for the Nave. Dimplex under pews in the Chancel. All installed in December 1996 by David Watson. |
| 5.03 | Gas installation | None |
| 5.04 | Electrical installation | The electric installation was installed in 1996 and was repaired in 2009.
Lighting:
6 No. globe lights in the Nave and spotlights in the Chancel.
Distribution board:
Modern equipment tidily arranged in the north west corner of the nave. |
| 5.05 | Water installation | None |
| 5.06 | Oil installation | None |
| 5.07 | Sound system | No amplification or hearing loop system.
CD player for music kept off site. |
| 5.08 | Lightning conductor | None |
| 5.09 | Fire precautions | Required works: The existing extinguishers should be replaced with a new installation. |
| 5.10 | Asbestos | No evidence of asbestos observed. |

6.0 Curtilage

- 6.01 Churchyard The very exposed high moorland would lead you to expect rocky ground unsuitable for a grave yard however there must be a good depth of soil here. The perimeter drystone wall and trees along the west boundary provide some wind protection. The grass grows well in the churchyard and is appropriately maintained. The sheep do get into the church yard and may well control the grass. The north section is sheep fenced to protect the entrance path and porch.
- 6.02 Ruins None
- 6.03 Monuments, tombs and vaults The inspection of the condition of all the gravestones is beyond the remit of this QI.
- 6.04 Boundary walls, lych-gates, gates, fencing and hedges **Boundary walls:** Dry stone walls with distinctive triangular stone capping.
Condition: North, east and south walls are in good condition. West wall in acceptable condition but will require maintenance in the next few years.
Access gate:
Cast iron gate with cross topped pailings.
Condition: Some adjustment required to gravel levels at threshold to enable easy closing.
Required works: Clean down and redecorate using one part epoxy paint system.
- 6.05 Trees and shrubs Some sizable trees. All are well away from the church building.
- 6.06 Hardstanding areas **Parking:** A generous parking provision to the west of the church yard to the south of the roadway. Loose gravel and earth finish.
Footpath: Gravelled path from the north gate to the north porch.
- 6.07 Buildings within the curtilage None
- 6.08 Notice Board A simple board is provided within the porch.
- 6.09 Disabled Access There are single steps at the entrance, which can be negotiated with a removable ramp if necessary.