

INSPECTION AND REPAIR OF CHURCHES

CARE OF CHURCHES MEASURE 1991

QUINQUENNIAL REPORT on

CHRIST CHURCH

HAMSTERLEY



Diocese: Durham

Archdeaconry: Durham

Deanery: Lanchester

Job no : M674

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Date of inspection and weather conditions: 15th October 2019 Overcast conditions, but mainly dry
Date of report: 12th December 2019
Date of previous report: December 2013

Executive Summary.

The church is generally in a sound condition with a number of cyclical tasks maintenance noted in the log book. There are, however, a number of issues which would benefit from fairly urgent attention, some of which are listed here.

It is understood that the spire/fleche was inspected at close quarters the last time scaffolding was erected and that painting was carried out at the same time. This was a while ago and it is recommended that this is re-inspected when much needed decoration is carried out or the lightning conductor is tested. The structure of the fleche which is not visible externally should also be inspected as far as is possible. The lightning conductor is probably due for reinspection as there was no information on the date of the last inspection in the log book.

Roofing works were due to be carried out before the end of October covering works to ridge tiles, fixing loose slates and cleaning gutters so a number of the roof repairs listed as urgent have hopefully already been carried out. Any work not carried out during this time, such as other work to gutters, repointing of ridges etc., should be programmed in as soon as possible. Some areas of pointing to the verges are failing and will need replacing or repairing when the weather improves next year.

The tree to the East of the church should be trimmed where branches are getting close to the east wall of the church.

The step to the vestry door is slippery and should be cleaned to prevent slips and the loose 'threshold' fixed for kept more firmly in place

Vents on the South wall are becoming partial covered by soil from the planting bed. Each should be checked to ensure the soil is below the level of the vents and there is no material within the vent ducts. Plants should be kept clear of the vents.

In the slightly longer term, repointing will be required to many areas as mortar is failing in a number of places and appears to have been raked out to rather a shallow depth in the past as many joints are fairly full of mortar when the surface pointing has failed.

One area of concern is the oil tank. It is a single skin metal tank and rust is visible towards the base of the tank. This should really be a bunded fireproof tank in this location and urgent advice should be sought as to the exact condition of the tank and likely life expectancy. It would be prudent to plan for its replacement in the near future to avoid any issues should it fail. When the tank is replaced masonry repairs to the area behind and above the tank should be programmed in as access is restricted when the tank is in situ.

Internally it would be preferable to avoid storage of items behind the main door as this is the principal means of ingress and escape, both for safety and fire related reasons.

The tiles near the altar are showing signs of salt or other staining. These should be sensitively cleaned and the area monitored for signs of the issue reoccurring.

The church is heated by an oil boiler but it is understood that the very has an electric heater. The header tank and associated pipework is located in the vestry but is uninsulated and could be affected if there was prolonged period of cold weather.

Boiler house floods occasionally but the pump that has been installed since the last QI now removes any water build up as it occurs. However, electrical items were rusty and should be checked next time there is an electrical inspection. The ceiling is understood to be asbestos but the location of the paperwork associated with this was not known at the time of the survey. It is important that this is found and kept in a safe and central place so that all relevant contractors etc. are made aware of its presence. A management plan should be drawn up for the management of known (or suspected) asbestos.

Externally the main noticeboard is in need of repair or replacement.

Since the last inspection access into the church has been improved and there is now level access into the church but not up to the altar. It is assumed that alternative arrangements are made for those with mobility issues who can't manage the steps, but long term it would be worth exploring ways to make the layout more inclusive to all.

A number of issues with the Southern boundary were noted in the inspection, even though this is understood to be the responsibility of Durham County Council as there is urgent work needed to the wall especially as it abuts a footpath. It would be sensible to encourage DCC to carry out a tree survey especially of the more mature trees in close vicinity to the church or boundary

Previous repairs undertaken since the previous report.

The previous report was carried out by Hugh Massey.

2014	
March	Tiles fixed and gutters cleaned
June	Fire extinguishers checked Asbestos in cellar checked. Ceiling asbestos cement fix with superlux board Glue in place then paint edges
August	Pointing works
Sept	Smart Water applied
Oct	War Graves sign attached to boundary wall
2015	
May	War Memorial Plaque re-gilded and returned by 'Signs of the Tyne' Gutters cleaned and 5 leaks sealed Light bulbs fitted in vestry and LHS altar
July	Fire Extinguisher inspection Ecclesiastical Insurance inspection Garden weeded, border edging straightened, urinal cleaned
Sept	Electrical Inspection Boiler serviced. New fuel pump Tarmac laid for ramp to front door
2016	
March	PAT testing New boiler motor fitted Suspected oil theft
2017	
February	CCTV fitted
May	Boiler repaired
June	heating system purged Electronic fuel gauge fitted to oil tank
August	organ tuned Fire extinguishers inspected
Sept	General church clean Boiler serviced and control box fitted
2018	
April	Boiler repaired
May	General church clean Organ blower oiled

	Young trees cut back in the churchyard
May	Mounting bushes fitted to motor and fan on organ blower
Sept	Organ Serviced
Nov	Fire extinguishers serviced
Dec	General church clean
2019	
Feb	Roof repairs to vestry and gutters cleaned Fire extinguishers serviced
April	General church clean
August	General church clean
Sept	Annual Boiler service
Oct	Organ tuned

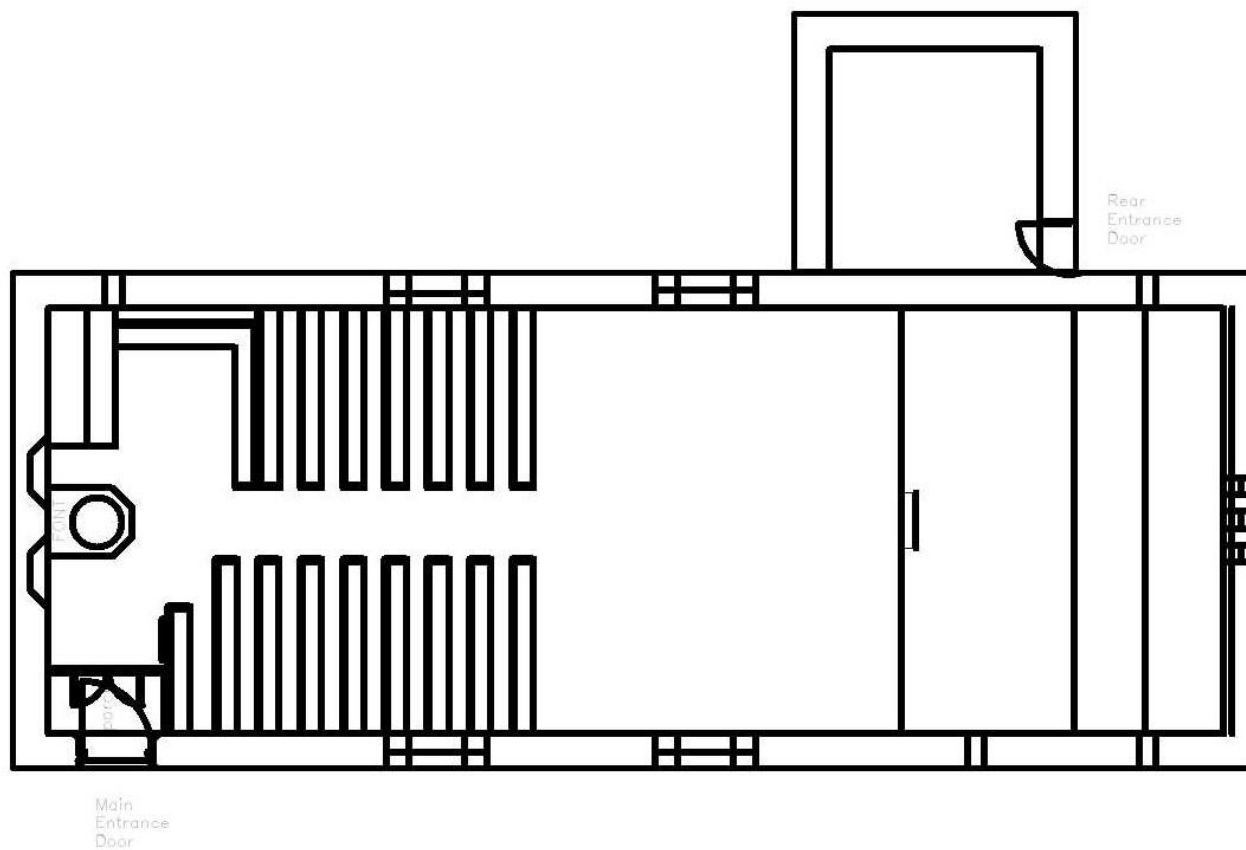
Brief description of the building

Christ Church was built in 1892 – 93 and is fairly simple in plan, with the Nave and Chancel both located within the large rectangular main body of the church. A vestry is located to the North. It had been intended to extend the church to the East and form a Chancel, but this was never carried out. Built of semi coursed squared sandstone with a tooled finish and slate roofs with a fleche bellcote towards the West end of the Church. Walls are plastered internally with timber floors.

Listing Grade

Unlisted but lies within a Conservation Area

Plan of the Church



CHRIST CHURCH HAMSTERLEY

Provided by E Heatherington

Maintenance

Maintenance of the Church is the responsibility of the PCC. The maintenance of the Churchyard is understood to be the responsibility of Durham County Council. DCC have carried out small repairs to the boundary wall adjacent to the road so it is assumed that they are responsible for this too.

It is recommended that a maintenance plan is drafted if not already in place and that regular cyclical maintenance tasks should be carried out as required by members of the PCC or contractors. These might include clearing gutters and drains of vegetation and debris, carrying out a visual inspection of condition on a yearly basis of roofs, gutters or walls where there are known issues or in the case of roofs and rainwater goods, after a period of bad weather.

Limitations of the report.

A thorough inspection of the structural condition and state of repair of the Church has been made from the ground level with no high-level access to inspect the fleche. It is emphasised that the inspection has been purely visual and parts of the structure which are inaccessible, enclosed or covered up, such as boarded floors, roof spaces or hidden timbers at wall heads, have not been opened up for inspection. It cannot in consequence be reported that these concealed areas are free from defect, but the report will draw attention to areas where further investigation by opening up or providing improved access will be required.

The Architect is not competent to inspect or test the heating or electrical installations. Recommendations are made in this report for their inspection by qualified and competent persons on a regular basis. The inspection was carried out in dry weather when it was not possible to ascertain whether rainwater goods, gullies or surface water drains were watertight and free flowing.

Damp meters and probes were not used. Any part of the building which may require further investigation is referred to in the appropriate section of this report. Where it is suggested that some part of the building be kept under observation this is intended as guidance for a future monitoring process which will need to be set up by the Church Council with advice from a competent Engineer.

We have not inspected or are competent to inspect trees. Trees protected by a tree preservation order (or within the curtilage of a listed building or within a Conservation Area) must be inspected by a specialist professional adviser. They should consider whether further professional advice on trees should be commissioned, for instance in relation to Safety concerns, the impact of trees on the church itself, the importance of the trees themselves.

We have not been made aware of any nature conservation issues such as protected species, mosses, lichens, grassland or bats which might inhabit the building or churchyard. If works are carried out to the building or churchyard consideration should be given as to whether these (or others) may be present and where necessary professional surveys commissioned before works start.

This report describes defects observed and is not a specification for the execution of work and must not be used as such, nor is it suitable for obtaining builder's estimates. The church architect is willing to advise the PCC on implementing the recommendations and

will if so, requested prepare a specification, seek tenders and oversee the repairs. The PCC is advised to seek ongoing advice from the professional adviser on problems with the building if these are outside the experience of the PCC. The repairs recommended in the report will (with the exception of some minor maintenance items) be subject to the faculty jurisdiction. Guidance on whether particular work is subject to faculty can be obtained from the DAC.

Before starting any works, the PCC should make contact with the insurance company to ensure that cover is adequate and whether any conditions apply.

Advice to the PCC

Information on planning for disaster management including fire, lightning, explosions, storms, floods and vandalism and theft can be found on the Churchcare website <https://www.churchofengland.org/more/church-resources/churchcare/advice-and-guidance-church-buildings/disaster-prevention-and-management>

Electrical Installation

Any electrical installation should be tested at least every five years in accordance with the recommendations of the Church Buildings Council. The inspection and testing should be carried out in accordance with IEE Regulations, Guidance Note No. 3, and an inspection certificate obtained in every case. The certificate should be kept with the church logbook. PAT testing of appliances should be carried out at recommended intervals.

Heating Installation

A proper examination and test should be made of the heating system by a qualified engineer each summer before the heating season begins, and the report kept with the Church Logbook.

Lightning Protection

Any lightning conductor should be tested at least every five years in accordance with the current British Standard by a competent engineer. The record of the test results and conditions should be kept with the Church Logbook.

Asbestos

The management of asbestos in buildings is regulated by law. A suitable and sufficient assessment (a management survey) should be made as to whether asbestos is or is liable to be present in the premises. Further details on making an assessment are available on the HSE website.

The assessment has not been covered by this report and it is the duty of the PCC to ensure that this has been, or is carried out, and updated as required.

Equality Act

The PCC should ensure that they have understood their responsibilities under the Equality Act 2010.

Health and Safety

Overall responsibility for the health and safety of the church and churchyard lies with the incumbent and 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 churchyard. Please note that under the CDM Regulations 2015 any project involving more than one contractor (this includes subcontractors), however small, brings with it additional requirements and responsibilities for the client and other parties involved. Further guidance is available on the HSE website including a short guide for Clients. <http://www.hse.gov.uk>

Bats and other protected species

The PCC should be aware of its responsibilities where protected species are present in a church. Guidance can be found at: <https://www.churchofengland.org/more/church-resources/churchcare/advice-and-guidance-church-buildings/bats-churches> and from Natural England.

Sustainable buildings

A quinquennial inspection is a good opportunity for a PCC to reflect on the sustainability of the building and its use. This may include adapting the building to allow greater community use, considering how to increase resilience in the face of predicted changes to the climate, as well as increasing energy efficiency and considering other environmental issues. Further guidance is available on the Churchcare website. One link is <https://www.churchofengland.org/more/policy-and-thinking/our-views/environment-and-climate-change/how-you-can-act/sustainable-buildings>

One copy of this report should be kept with the Church Logbook and records for future reference. The Architect will send additional copies of the report to the Archdeacon and to the Diocesan Office.

Report main section

The Internal areas were inspected first followed by the external elevations and roofs and then the boiler room. External boundary walls were inspected at the end of the survey. In this report areas are first covered externally concluding with general items such as roofs, rainwater goods and windows followed by the internal areas. The churchyard was not inspected in full as this is not the responsibility of the PCC, although the boundary wall was surveyed at the end of the inspection.

This survey was carried out from ground level only.

Where works are required these have been ascribed a category depending on the urgency of the repair/work required. These are set out below:

A - Urgent, requiring immediate attention

B - Requires attention within 12 months

C - Requires attention within the next 18 – 24 months

D - Requires attention within the quinquennial period

E - A desirable improvement with no timescale

M - Routine maintenance (i.e. clearing leaves from a gutter). This can generally be done without professional advice or a faculty.

Summary of report

Location	Description	Condition	Repair needs	Category
External				
1. South Elevation	Semi coursed sandstone	<p>There is level access to the church as the paths have been altered up to the main door.</p> <p>The South Elevation appears to have been repointed in the past. Unfortunately, the mortar is slightly buttered over the face of the stone and a number of areas of failed or failing mortar were noted. In some case where mortar has fallen the joint left exposed is fairly full of mortar, but in other areas voids were noted that require repointing. As a number of areas of loose mortar were noted on top of those areas that have already failed, it is likely that other areas will start to fail over time as the joints were probably not raked out to a sufficient depth.</p> <p>Some open joints were also noted to the door surround and to the base of the wall to the West of the door. Open joints were also visible to the heads of a number of windows on this elevation and string course, with possible cracking to the right of the Western window. One section of the string course has been repaired in the past with a mortar repair. It appears fairly sound, if a discordant colour when compared to the natural stone. However, there is some slight cracking to the repair so it may need replacing with a more suitable repair in due course.</p>	Remove areas of loose pointing and repoint these areas, areas where pointing has previously failed, open joints and cracks with lime mortar	C

<p>1. South Elevation cont'd</p>		<p>Dampness was visible to stonework in the vicinity of the downpipe to the East of the door (see rainwater goods for more information). Open joints are very visible in the area near the Eastern downpipe is</p> <p>Low level vents are at ground/spoil level and should be checked to ensure they are clear, are not clogged by soil and do not have vegetation growing in front of them.</p> <p>A number of battens are still attached to the wall which are assumed to have been used to attach a noticeboard which is no longer in situ. If these are no longer used it would be preferable for them to be removed</p>	<p>Check all low-level vents are above soil level, are not covered by planting or clogged by soil or debris</p> <p>Remove battens if no longer serving a purpose</p>	<p>B</p> <p>C</p>
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<p>2. East Elevation</p>	<p>Semi coursed sandstone</p>	<p>Pointing is similar to that noted on the South Elevation although probably less affected by temperature differences than the south wall so the condition is slightly more stable. However, similar issues with failing pointing were also noted on this elevation. Open joints were visible including the base of the wall, string course and window surround. Cracking of mortar was noted to the verge with open joints to the projecting stonework of the gable. Joints at high level near the apex appear hungry compared to other areas and to the right-hand side near the electricity cable.</p> <p>Slight cracking is visible to the lower left-hand side of the window running diagonally into the wall below.</p> <p>The branches of the tree plants near the East wall are spreading very close to the wall and need to be trimmed back so they don't touch the wall (or indeed interfere with cables).</p>	<p>Repoint open and hungry joints, areas of failed mortar and cracking using lime mortar.</p> <p>Trim back branches of the tree that are getting close to the East wall</p>	<p>D</p> <p>B</p>
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<p>3. East Elevation of Vestry</p>	<p>Semi coursed sandstone</p>	<p>Darker pointing has been used to part of the wall, but is generally sound with minor loss of mortar, although there are a few areas of looser mortar. Where mortar has failed the joints behind are generally fairly full of mortar.</p> <p>Mesh cover to one rusted vent should be fully secured</p> <p>The step to the door is slippery and moss covered and the timber 'threshold' strip is loose and requires fixing.</p> <p>The railings around the external steps to the boiler house are rusty and would benefit from redecorating. There are sharp spikes to the top of the railings – these have obviously been there a long time but are something to be aware of (should work be carried out on the roof above for instance). A solution that does not cause permanent damage may need to be considered. One section of coping to the wall below the railings had been damaged and repaired but there are hairline cracks around the repair which may need monitoring from time to time in case it comes loose. Some open joints were noted to the side walls.</p>	<p>Remove loose sections of mortar and repoint any resultant open joints to main wall</p> <p>Repoint open joints elsewhere including to wall beside the steps using lime mortar</p> <p>Fix timber 'threshold' strip to door</p> <p>Clean step to door of algae</p> <p>Paint railings</p> <p>Monitor repaired section of stone to coping by railings</p> <p>Be aware of the sharpness of the spikes on top of the railings especially if work is carried out to the roof over</p>	<p>D</p> <p>C</p> <p>B</p> <p>A</p> <p>C</p>
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4. North Elevation of Vestry	Semi coursed sandstone	<p>The oil tank is located right next to the wall so the lower sections are not visible. There is an end section designed to prevent unauthorized access but the tank itself is an old metal tank which is not bunded or fire proof. Both are requirements given the location and the tank is rusting, but the exact condition of the existing tank is not known.</p> <p>Open joints are visible to the projecting stonework to the verge. Open joints are also visible to the plinth. To the western side of the tank an area of stonework has weathered back behind the mortar, with isolated smaller some possibly warranting replacement when access is available to repoint this area. The areas concealed by the tank may also required work when the tank is replaced and access is available</p> <p>Chimney – generally sound but some open joints were visible on some elevations with some cracking of mortar</p>	<p>Take advice about the condition of the existing oil tank (it may need to be inspected underneath) and timescales for replacement. Stonework repairs are required when the tank is removed and access is available</p> <p>Repoint open joints to chimney using lime mortar</p> <p>Repoint walls where required and replace severely damaged stonework using lime mortar</p>	<p>A for advice and ideally for replacement - B</p> <p>C</p> <p>C but carry out work when tank is replaced for reasons of</p>
5. West Elevation of Vestry	Semi coursed sandstone	<p>Some isolated open joints especially to the plinth and areas of failing mortar</p> <p>The vent is covered in chicken wire and ideally should be replaced</p>	<p>Repoint open joints and areas of failing mortar using lime mortar</p> <p>Replace vent to match existing elsewhere</p>	<p>C</p> <p>C</p>

6. North Elevation	Semi coursed sandstone	<p>To the Eastern end of the wall open joints and areas of cracked and missing mortar were noted around the window surround with possible cracking to the right-hand side of the window extending into the wall over. Isolated open joints and cracking to mortar noted elsewhere on this section of wall.</p> <p>To the Western section of wall there are different generation of pointing visible, some of which is buttered over the face of the stonework and other areas are dark in colour. Isolated open joints and fallen sections of mortar are visible in common with other elevations with some joints behind fallen sections appearing fairly full of mortar suggesting that inadequate raking out was carried out. A number of open joints were noted to the string course and plinth, with fairly fine open joints are visible to window heads</p>	Repoint open joints, areas of failed mortar and cracking using lime mortar	C
7. West Elevation	Semi coursed sandstone	<p>Missing mortar to the verge with other sections cracked and appearing loose.</p> <p>Mortar to the walls generally is similar to that on other elevations with areas of failing mortar visible in a number of locations, some of which are more visible than others. In common with other areas open joints were also noted to the plinth.</p>	<p>Repoint area of missing or failing mortar to verge</p> <p>Repoint open joints and areas of failed mortar using lime mortar</p>	<p>B</p> <p>C</p>

<p>16. Roofs including Fleche</p>	<p>Welsh slate roofs with fleche comprising an octagonal timber louvred turret with a slated spire all sitting on a timber base. A lightning conductor runs down the west side of the fleche</p>	<p>South slope – open joints were noted to the ridge with missing mortar bedding. Isolated slipped slates.</p> <p>North slope – some slates are starting to slip and issues with mortar bedding to ridge are similar to those noted on the South slope</p> <p>West slope of vestry roof - Open joints to ridge tiles with missing mortar bedding. the section of roof adjacent to the main church wall is damp indicating that water is running off the upper sections of roof for a period after rainfall has last fallen. It is hard to see this area from the ground and when imminent roof works are carried out this area should be checked to establish there are no issues with the gutter or roof above allowing water to become trapped and slowly drip onto the roof below over time.</p> <p>East slope of vestry roof – Some cracked and slipped slates</p> <p>Fleche- the paintwork to the louvres is failing with some areas of bare wood visible. A lose inspection as not possible and it would be advisable to carry out a more detailed inspection of overall condition when redecoration occurs an access is available.</p>	<p>Repoint open joints to ridge tiles and replace missing or faulty mortar bedding</p> <p>Replace slipped slates</p> <p>Investigate cause of water run off from upper gutter or roof on the North side of the church and carry out any remedial works required</p> <p>Repaint timberwork to fleche and take the opportunity to inspect the whole structure when high level access is available. The structure should also be inspected</p> <p>Test lightning conductor at 5 yearly intervals</p>	<p>A</p> <p>A</p> <p>B</p> <p>C</p> <p>When due</p>
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16. Rainwater Goods	Aluminum gutters and downpipes with some cast iron downpipes on the North side of the church	Vegetation was noted growing in some of the gutters especially on the Northern side of the church including to the vestry.	Clear gutters of vegetation and debris	A
		An area of dampness to the downpipe near the main door on the South Elevation indicates this could be leaking or have become blocked. To the rear of the church a previously repaired downpipe should be checked for possible leaks and replaced if the condition is not sound	Check downpipes for leaks or blockages in areas where dampness is visible in the vicinity of a downpipe	A
		The paint finish on the rainwater goods in a number of areas has become faded and mat in finish.	Check the previously repaired downpipe to the North of the building for leaks and replace if damaged. Check all original sections are clear of debris	A
		The right-hand end of the gutter on the east slope of the vestry is sloping the wrong way and may require additional support	Redecorate rainwater goods (if powder coated advice may be needed as to the best system to use)	C – D
			Straighten vestry gutter and provide additional support if required	B

18. Windows		<p>To all windows on the Northern elevation there is noticeable build up of dirt between the glass and external protection which should be cleaned when the opportunity arises. Advice from a specialist may be needed to understand how best to carry this out.</p> <p>Chancel window – North – cracking to one or two panes</p> <p>Vestry window – the vent is rusted and fixed shut and saddlebars are also rusty. Leaf build up is visible between the external protection and window</p>	<p>Clean gap between the windows and external protection where debris has built up. Specialist advice may be required before embarking on this task if it is not carried out by a glazing specialist</p> <p>Paint rusting metalwork to vestry window</p>	<p>D</p> <p>D</p>
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Internal				
1. Internal porch	Timber internal porch. Timber walls on three sides and boarded ceiling. Timber floor with mat well.	<p>The door is draughtproofed in part to the main door, but you can still see daylight around the edges. Batwing type seals fitted in the corner of the frame may help the situation. There is a gap between the door frame and stone which would benefit from filling with an appropriate flexible material (such as burnt sand mastic). Slight gaps are visible between the skirting and boarded walls but generally sound. Small areas of peeling paint and slight cracking were noted which can be resolved when the church is next decorated.</p> <p>There is some chipping of the finish of the internal double doors</p> <p>Items are being stored behind the door. As this is the main fire exist this is not an ideal place to store any items that are potentially flammable or might impeded egress in an emergency.</p>	<p>Find an alternative location to store items that are currently stored behind the door especially anything flammable or likely to fall and block the main means of escape from the church</p> <p>Fill gap between timber frame and stone using a burnt sand mastic</p> <p>Consider additional draughtproofing to main door (a batwing style may be effective)</p>	<p>A</p> <p>D</p> <p>E</p>

<p>2. Nave and Chancel</p>	<p>Painted plastered walls with exposed quoins. Dado to small internal 'porch'. Vaulted boarded ceiling with exposed roof timbers with metal ties. Carpeted floor to aisles and main areas and level exposed boarding between pews. Terracotta tiles in Sanctuary with raised dais with stone edging</p>	<p>West Wall – some open joints were noted to the main window surround and there may also be some to the rose window although this was hard to assess from the ground. Very minor open joints were also visible on the font, mainly on the Northern side</p> <p>North Wall – A few areas of rough plaster were noted but these appeared reasonably sound. There was slight damage to the paint finish in a couple of areas, possibly as a result of the use of blue tack. Second window from West – open joints and cracking were visible to the upper section of stonework just below the window head with minor open joints in a few other locations. Second window from the East - cracking to the window head appears to have been repointed with hairline cracking has occurred since this time. Holes in the right-hand jamb are possibly old fixing holes for the hymn board that is currently located in this window. These should ideally be repointed when other pointing works are scheduled. There is also slight cracking between mortar and stone below the hymn board. Rougher plaster was visible towards the Chancel at the eastern end of the wall with some possible areas of patching, but it appeared generally sound. To Eastern window, again cracking to the window head was noted and some open joints. A slight gap was also visible between the stone and plastered walls on this window which can be filled before the church is next decorated</p>	<p>Repoint open joints using lime mortar.</p> <p>Provide high level access and Inspect rose window and repoint any open joints discovered</p> <p>Fill gaps between stone surrounds and plaster before the church is next decorated</p>	<p>D</p> <p>D</p> <p>E</p>
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<p>2. Nave and Chancel cont'd</p>		<p>East Wall – Cracking between the outer arch and inner area of plaster was noted which should ideally be filled before the church is next decorated. It would be worth checking at the same time that plaster at higher level is adhered to the stone substrate. Plaster is rougher than in other areas at the base of the wall and the junction between wall and floor is not fully filled. Access is difficult to this area due to the location of heating pipes so it would only be practical to address this issue if the heating pipes were ever to be altered. Some cracking visible to window surround at high level most notably to the right-hand side with isolated minor open joints elsewhere.</p> <p>South Wall – High level cracking and some open joints to eastern window with minor open joints to lower level including to the junction with reveal and cill. Open joints were also visible to the second window from the East. Cracking at lower level has been repointed in the past but hairline cracking is still visible, although this may be shrinkage cracking. One small section of stone may potentially be becoming detached. Cracking and open joints were also noted to the central window head with slight cracking to the lower right-hand quoin with one small section of stone cracked and becoming loose. One section of the junction between the paneling and plastered wall is not as well filled as other areas and would benefit from filling before the church is next redecorated.</p>	<p>Repoint open joints and areas of cracking to window openings using lime mortar.</p> <p>Fill cracking between stone arch and inner plaster to East wall/window before the church is next redecorated. Check high level plaster is fully adhered to the wall at the same time.</p> <p>Fill junctions between quoins and plastered walls and the paneling and walls before the church is next redecorated</p> <p>Repair loose and cracked stones to reveals and quoins</p> <p>Ensure that items stored in the Vestry do not become so extensive that the room is not useable.</p>	<p>D</p> <p>E</p> <p>E</p> <p>C</p>
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		<p>South wall cont'd – Open joints are also visible to the Western window with hairline cracking to the reveals</p> <p>To all windows cracking was noted between plaster and quoins which could be filled before the church is next decorated.</p> <p>Floor – Isolated open joints and slight cracking to dais. Lower areas of tiling have a slightly dull finish with signs of damp/salts along joints. This should be cleaned and then monitored. In due course it may be possible to reseal the tiles if all signs of possible dampness have disappeared. The altar is up two steps from the main body of the church with no obvious alternative to those with mobility issues.</p>	<p>Works to window reveals- see previous page</p> <p>Clean terracotta tiles where these are showing signs of dampness/salts. Monitor for ongoing signs of dampness</p> <p>Repoint open joints to floor using lime mortar</p>	<p>B</p> <p>C – D</p>
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<p>3. Vestry</p>	<p>Painted plastered walls with dado, flat ceiling. Vinyl and carpet to floor</p>	<p>The area contains quite a lot of furniture around the wall so parts of the room were not possible to inspect.</p> <p>West wall – slight damage to plaster noted where the heating timer has been replaced. This could be filled before the vestry is next redecorated. There is a tap with bucket under near the door into the church. As there is no permanent drain under the tap it is important that the tap is checked regularly to ensure it doesn't fail/drip.</p> <p>North wall – Damp staining is visible, but it is understood that works to resolve this have been carried out. The PCC should continue to monitor this to ensure that the works have been successful.</p> <p>East wall – the door, frame and ironmongery would benefit from redecoration when the church is next redecorated. Hinges are becoming rusty.</p> <p>The water header tank is not insulated – if the vestry is not generally heated, there will be a need to ensure this does not freeze during prolonged periods of cold weather.</p>	<p>Monitor area of dampness on the North wall to ensure repairs already carried out have been effective. If the situation does not improve look at other</p> <p>Insulate the header tank and/or provide background heating so this and associated pipework does not freeze during prolonged periods of cold weather.</p> <p>Paint external door and ironmongery when the church is next decorated (or within the next 5 years if the church is not decorated in his period</p> <p>Repair the plaster in various areas before the room is next redecorated</p>	<p>Ongoing</p> <p>B but ideally this winter</p> <p>D</p> <p>E</p>
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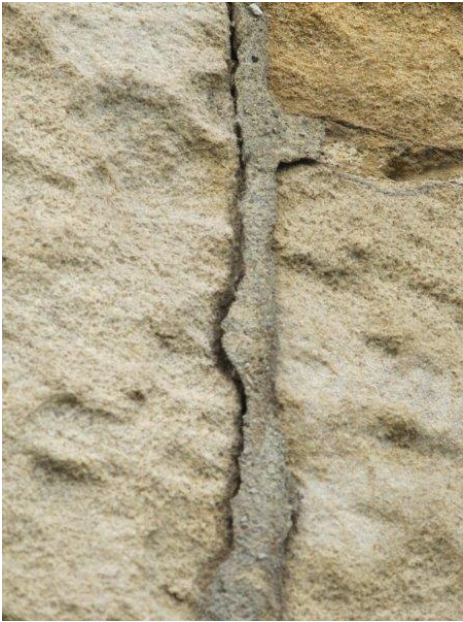
<p>4. Boilerhouse</p>		<p>Steps down to the boilerhouse were slippery and the paving to the approach to the steps is cracked. This is not a frequently used access point but it would be worth considering improving the area in due course.</p> <p>The floor is damp but the sump is now drained by an automatic pump. There is an oily smell in the boilerhouse which is probably hardly surprising, but it is important to ensure there are no oil leaks which are entering water pumped into the surface water drains. Some dampness noted to walls.</p> <p>Electrical items are becoming rusty and should be checked when the electrical are next tested.</p> <p>Some stored items are kept in this area, but is important to ensure that unwanted or unusable items are cleared periodically.</p> <p>The material used on the ceiling is understood to be asbestos and has been checked/tested (this was carried out in 2014 according to the log book). The paperwork should be unearthed for this and kept in a safe place. If it has been lost and replacement information cannot be obtained this may need to be retested. All contractors should be told before they start work and a management plan put in place to ensure that its presence is managed appropriately.</p>	<p>Unearth paperwork of any asbestos testing to check status of the ceiling. Test (or retest) if not available and form a management plan for any asbestos material or suspected asbestos materials within the church</p> <p>Clean steps of algae</p> <p>Check safety of rusty electrical boxes when electricians are next checked</p> <p>Clear any stored items that are surplus to requirements from the boiler room</p>	<p>A</p> <p>B</p> <p>B</p> <p>B</p>
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External areas including graveyard

	<p>The churchyard is closed and Durham County Council is understood to be responsible for all maintenance. The condition of areas of immediate concern are noted here for the PCC to discuss further with Durham CC</p>	<p>The noticeboard is in need of repair or replacement. The paint/stain finish is failing and damage to joinery is leading to water ingress.</p> <p>The tarmac path to the main door is in sound condition. The gates, however, are also rusty and require repainting</p> <p>The churchyard contains a number of mature trees and DCC should be approach to ask whether they have been inspected by a specialist recently. If not, they should be encouraged to obtain a specialist report on their condition and any works required.</p> <p>Some gravestones are laid down and it is assumed that Durham CC carry out cyclical inspection on condition.</p> <p>Southern Boundary – the condition on the South side on the footpath is fairly sound, although some works are required. On the Northern, churchyard side of the wall more major works are required. There are a number of saplings and other vegetation growing in the open joints that area. To the Eastern side of the main entrance open joints are prevalent with areas of unstable or missing stonework. The concrete capping is cracked in a few places.</p>	<p>Repair or replace the noticeboard</p> <p>Repaint the main gates</p>	<p>B</p> <p>C</p>
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		<p>To the central section with railings the paintwork to the metal railings is failing with some rust visible. Again, the railings have fairly sharp spikes on them. Open joints many of which have vegetation growing within them are prevalent as are open joints to the piers between sections of railings. Some missing stonework to certain areas below the copings. One section of coping and associated railings to the West of the gate is out of alignment and railings twisted. The associated pier is leaning</p> <p>To the West the wall is in better condition although some sections are ivy covered. Some small areas have been randomly pointed but it is not clear how these areas were selected as adjacent areas have deep open joints. Although any work is appreciated the nature, colour and finish of the mortar used could be more suitable. Again, woody vegetation is growing in or close to sections of the Western side of the Southern boundary.</p> <p>Externally the Southern boundary is in better condition but there are still areas of vegetation growth, open joints or areas of missing pointing</p> <p>A structure to the rear of the church within the tree belt, understood to be a male urinal appear to be discussed</p>		
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Photographs



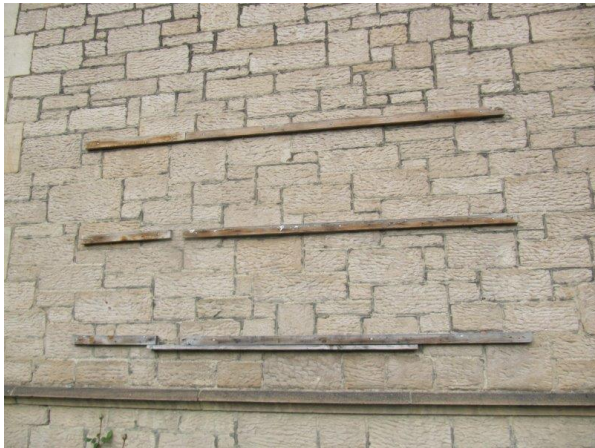
Typical issues with failing mortar experienced around the church



Typical issues with failing mortar



Open joints on the South Elevation



Battens fixed to the South Elevation which should be removed if they no longer serve a purpose



Open/hungry joints behind a downpipe on the South elevation



Previous mortar repair to string course on South Elevation



Soil levels close to or covering vents on the South elevation



Hungry joints to the Gable of the east Elevation and failing mortar to verge



Hungry joints to the Gable



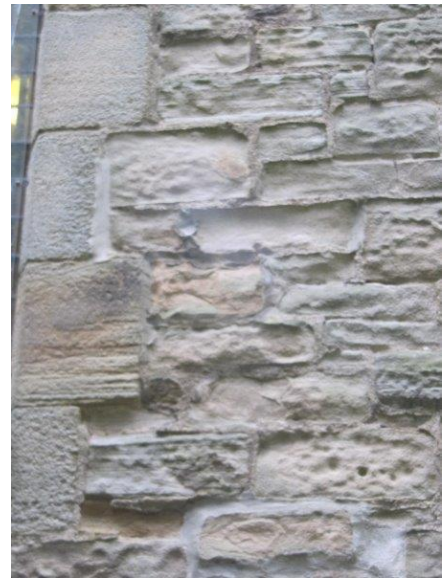
Sharp spikes to railings around the boiler house steps



Previous mortar repair in the same area



Loose threshold/weather board to vestry door



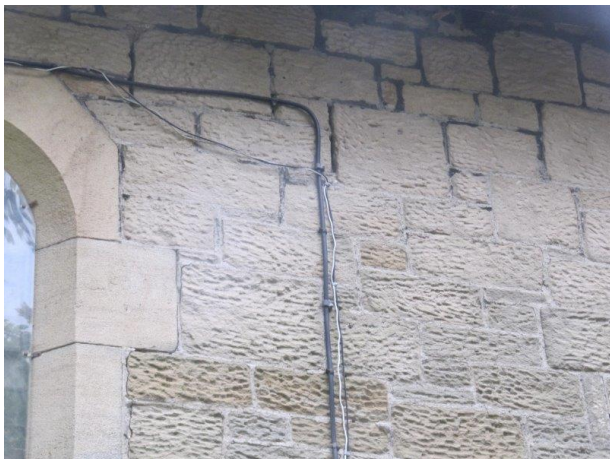
Weathered stonework to North Elevation of Vestry



Oil tank location in close proximity to the Vestry



Rusting base to the oil tank



Cracking to the side to the Eastern window on the North Elevation



Open joints and failed bedding to main ridge



Bare wood visible to louvres on the fleche



Dampness on the vestry roof from the gutter/roof over



North end of the vestry gutter is poorly supported



Vegetation to northern gutters



General view of the interior looking Eastwards



General view of the interior looking Westwards



Cracked stone to window on south wall



Cracking reopening to reveal of Nave windows



Holes left in joints from previous fixings to hymn board



Hungry joints to altar dais



Salts/discolouration to tiles near the altar dais



Damp staining over Vestry window



Tap in the vestry with bucket below



Loss of detailing and decorative finish to noticeboard



Leaning pier and distorted railing to Southern boundary



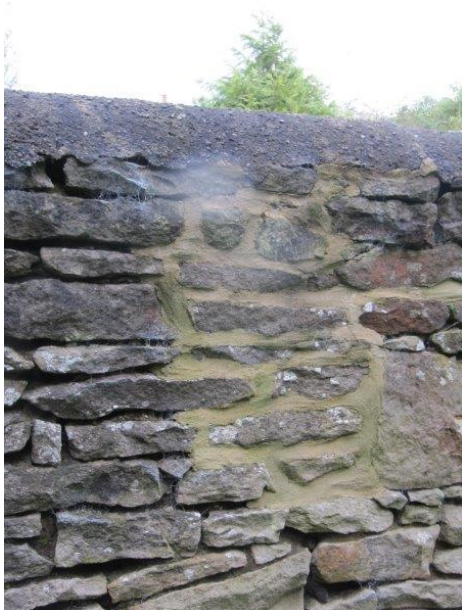
Eastern end of the southern boundary alongside the pavement



Grass, saplings, open joints and dislodged stonework to the inner face of the Southern Boundary



Grass, saplings, open joints and dislodged stonework to the inner face of the Southern Boundary



Small areas of pointing carried out to the Western end of the Southern boundary