

Holy Trinity Church, Pelton

Diocese of Durham
Archdeaconry of Sunderland
Deanery of Chester-le-Street

Quinquennial Inspection Report
September 2019

Vicar: Reverend John Lintern



H P Massey BA, BArch. (Hons)
Inspecting Architect

Hugh Massey Architects
Designhaus
205 Park Road
South Moor
Stanley
Co. Durham
DH9 7QE

Tel: 01207 280095
Email: hugh.massey@hughmasseyarchitects.co.uk

	Quinquennial Inspection Report
Church	Holy Trinity, Pelton
	Diocese of Durham
	Archdeaconry of Sunderland
	Deanery of Chester-le-Street
Professional Advisor	Hugh Massey (BA, BArch) Hugh Massey Architects designhaus 205 Park Road South Moor Stanley Co. Durham DH9 7QE Tel: 01207 280095 Email: hugh.massey@hughmasseyarchitects.co.uk
Date of Inspection	September 2019 Fair Weather

Contents	A	Background and General
	B	Scope of Report
	1	Works Carried out Since Previous Report
	2	General Condition of Church
	EXTERNAL INSPECTION	
	3	Roof Coverings
	4	Rainwater Goods and Disposal
	5	Bellcote and Spire
	6	Walls and Masonry
	7	Exterior Doors
	INTERNAL INSPECTION	
	8	Windows
	9	Ground Floor and Finishes
	10	Roof Structures and Ceilings
	11	Fittings, Fixtures and Furniture
	12	Heating Installation
	13	Electrical and Lighting Installation
	14	Security
	15	Fire Precautions
	16	Vestry and Toilet

17	Disabled Provision
18	Bats
19	Memorials
CURTAILAGE	
20	Churchyard and Environs
21	Log Book
22	Previous Quinquennial Inspections
RECOMMENDATIONS	
	Appendix A: General Conditions etc.
	Appendix B: Photographic Survey
	Appendix C: Listing Document

A Brief Description of the Building	
A1	<p>Background and General:</p> <p>Holy Trinity Church is situated at the west end of Pelton Village on the A693 road which runs from Chester-le-Street to Stanley. The Church is on the north side of the A693, 2.5 miles west of Chester le Street and 9 miles north of Durham.</p> <p>Ordnance Survey Map Reference: NZ 24 65 31</p> <p>There is a benchmark at the SW corner of the Church tower, and this is recorded on the Ordnance Map as 310.07 feet above sea level.</p>
General Description of Church	
A2	<p>The Church Nave is rectangular with no aisles. The Chancel at the east end is narrower and is axial on the Nave. There is a vestry on the north side of the Chancel. The slender bellcote is located on a tower at the west end of the Nave with a porch access from under the west end. The south porch, presumed to be built later, is at the west end bay. The Church is orientated approximately east/west but is approximately 21° closer to the NE.</p> <p>Fuller descriptions of the Church are given in the following references:</p>
A3	<p>Pevsner 'Building of England' County Durham Volume 1983: "HOLY TRINITY 1841-2 by G Jackson EE, with polygonal bellcote and tiny many gabled spire, spikey angle pinnacles in the details still pre-archaeological. High, aisleless Nave, lower Chancel. Pierced trefoil above the Chancel arch, STAINED GLASS by Wailes c1848, Chancel, three E lancets, and S. window, centre panel; Nave, Eden window, Nave S, Wailes and Strang, 1911. (After Hunts 'Light of the World') Also glass by LC Evetts, 1969 and Selwyn Beattie 1977.</p>
A4	<p>'Churches of the Diocese of Durham' 1995 by Canon John E Ruscoe</p> <p>PELTON, HOLY TRINITY: The Church was built in 1841 by G Jackson. The fine stone font which was the gift of Archdeacon Thorp at the consecration of the Church, is from the base of a pillar from Finchale Abbey. Beam and choir stalls carved by Ralph Hedley, famous Tyneside painter and wood carver. Also, Choir stalls from the same company. A beautiful window, given in gratitude by the people of Pelton following the Cholera Epidemic of 1848/9 but in which no one from Pelton died. It depicts Aaron staying the Plague - Numbers 16.v48. Other glass by Wailes, Selwyn Beattie and L C Evetts.</p>
A5	The Town and Country Planning Act listed status is reported to be Grade II.
A6	There is no Conservation Area relating to the Church.
A7	There are no Tree Preservation Orders on the Churchyard.
A8	There are no ancient monuments attached to the Church.

B Scope of Report	
B1	This report, the first undertaken on this Church by the writer, is based on findings of a site visit, undertaken in September 2019. The weather was generally good, dry and sunny. Viewing was made from ground level and with the aid of binoculars. No ladder inspection was made externally or into the roof void internally or the belfry.
B2	A photographic record was made internally and externally of representative views.
B3	There were no roof voids or ceillures which required opening up.
B4	The ground floor boarded flooring was not opened up or access panels found.
B5	The Churchyard is still open and maintained by the Local Authority. The inspection was to the immediate vicinity of the Church.
B6	There is a foul drainage installation from the WC in the vestry and this is assumed to connect into the local authority sewer in the road, but no manholes were inspected, or access points opened up.
B7	Thanks are acknowledged for help given on the inspection day by Rev. John Lintern.
B8	See Appendix 'A' in this report for a full description of limitations of the inspection.

1.0	<p>Works Carried Out Previous to Report:</p> <ul style="list-style-type: none"> • Information reported verbally: no log book available • Roof Work - Vestry roof west side, slates repaired • Lead flashings to table stones repointed • Gutters and downpipes cleared – Autumn 2007 • Lighting Conductor – Tested 2004. Repair? • Lighting - New spot lighting installed in Nave 2004/2005 • 4 No metal halide fittings to each side plus 1 No. to cross on Chancel screen, 4 No metal halide fitting installed in Chancel plus 2 No Tungsten Halogen • New distribution panel installed in West end porch (single phase) • Fire Extinguishers – serviced annually and vestry extinguishers mounted on wall brackets • Organ - Tuned regularly by Mr B Brighton • Landscaping - Grass cut in season by Local Authority • Heating - Pump repaired 2003 and boiler repaired 2007
2.0	<p>General Condition of Church:</p> <p>The Church continues to be carefully maintained and roof repairs attended when required. Regular attention to gutters is required to avoid leaf collection which results in blockages. The interior is well kept and welcoming. Annual maintenance items as listed should continue. The recommended works are attached at the end of the report.</p>
EXTERNAL INSPECTION	
3.0	Roof Coverings
3.1	There are four roof areas all covered in welsh slates to even courses all roof coverings appear to be of similar age.
3.2	<p>Nave Roof: Slated to approx. 40° with a stone ridge and gables with table stones just slightly above the roof line. The slating is all intact and appears even and level. There are signs of slate repair to the South side of the Nave but no reports of recent work here. Monitor repairs as the frequency of slate loss is an indication of nail fatigue and re-roofing in the long run. The Nave gable cross appears to be eroding with part missing and should be checked for stability when the roofer is next on site.</p>
3.3	<p>Chancel Roof: Slated to same pitch as Nave and appears to be in the same condition. The south side roof abutment with the Nave gable wall has been flashed with a non-lead alternative and is the location of previous leakages. The architect should be consulted when roof access is next considered.</p> <p>The Chancel gabled stone cross, although sturdier than that of the Nave, should also be inspected from close quarters.</p>
3.4	<p>Vestry Roof (north side): Slated to shallower pitch approx. 30°, stone ridge and north gable with broad tables stones. Report of leakages through the toilet roof vent which has been repaired but the vent closed. There is a valley at the far west side of the vestry roof which was not inspected.</p>
3.5	<p>Porch Roof (south side): Slated to approx. 35° with stone ridge and south gable with table stones; in satisfactory condition.</p>
4.0	Rainwater Goods and Disposal
4.1	All rainwater goods are cast iron gutters with downpipes and appear to be sound. Gutters are cleared regularly to prevent overflowing onto walls as previously reported. Continue to maintain.
4.2	Water table flashings and table stone joints have been repaired recently. I remain concerned about the condition of the water tabling to the east end/south pitch of the Chancel. Internally there have been areas of high-level damp intrusion relating to the above-mentioned water table/flashing defects and it has been planned to re-plaster the damp patches following a drying out period; this remains to be done.
4.3	Following checking and clearance of all gutters and downpipes these should be redecorated and insides of gutters painted with bitumen paint, with attention paid to integrity of joints.

4.4	Check that all gullies are free flowing; manholes/access points to be checked for drain flow and rodding on a regular basis.
5.0	Bellcote and Spire
5.1	As reported previously, the bellcote is accessed from the tower via a ceiling hatch where a timber ladder is fixed to the tower wall up to the belfry. The bell frame has been removed and repair works have been carried out to the stonework which appears to be sound and workmanlike. Full details of repairs are contained in the 1998 report. The narrow belfry chamber is octagonal in plan with tall louvred openings on all eight sides, and this is now criss-crossed diagonally with stainless steel bracing rods from top to bottom of the lancet openings to stabilise the structure. The bracing rods are fixed to the belfry walls with brackets and bolts but some of the rod connections are loose; this condition was reported to have been checked and advised to be satisfactory.
5.2	The exterior of the spire and belfry generally appears to be sound and well pointed. The previous three reports however referred to some deep erosion to the two window openings at high level, which required filling and pointing, particularly on the north face. I am not clear whether this work has been undertaken.
5.3	There is a clock in the tower with a single dial facing SW and this appears to be operating satisfactorily, with the clock face well decorated and legible.
5.4	The bell chiming installation is now electric with a loudspeaker in the belfry connected to a Carter Voce control panel in the Church. This was heard and functional. Continue to maintain clock and bell mechanism.
6.0	Walls and Masonry
6.1	Interior Walls:
6.1.1	Nave: The interior walls are plastered and decorated but some high-level damp patches (west end/left hand side, east end/right hand side, adjacent to ventilator, porch side, left hand side of organ) are in need of attention before redecorating these walls. There are signs of settlement indicated by cracked plaster, but it is difficult to determine whether these are static until the cracks are filled and monitored over a number of years. The locations that require monitoring are: <ul style="list-style-type: none"> • south wall of Nave, between the south porch door/window head
6.1.2	Chancel: The walls are plastered and decorated as with the Nave and appear to be in sound condition. There were reports of water penetration above the south roof abutment with the Nave when the rain is driving from the SE. There are significant water stains over the south side Chancel arch and further investigation is required as noted in the roof section 3.3. Efflorescence/damp penetration is visible to the right-hand side above Fenwick memorial; similarly, to east end/south side.
6.1.3	Porch: The Porch/south Nave abutment has separated, probably caused by differential settlement. The gap has been pointed up and may still be active. This should continue to be monitored.
6.2	Exterior Walls:
6.2.1	Generally: Stone masonry is weathering satisfactorily and is clean and has a good warm colour. Pointing is generally good, but some recent repairs have been carried out in unsuitable hard cement mortar which should be replaced. Some isolated areas of stone erosion will need replacement in due course.
6.2.2	Porch: Masonry at low level is eroding, especially to the door jambs, caused by rising damp and will need renewal in the next few years. There is also surface erosion at high level which should be monitored at future inspections.
6.2.3	South Nave Wall: Generally, well pointed, but some unsuitable cement-rich pointing should be replaced. Some isolated wind eroded stones will need attention in 5-10 years.
6.2.4	North Nave Wall: Some plinth masonry requires repointing and 3 no. missing air bricks need renewing in matching cast iron.

6.2.5	West Gable Wall: Settlement crack over left hand side north elevation up to roof corbels has previously been pointed but has re-cracked and will need repointing in soft lime mortar to act as a monitor for future movement.
6.2.6	East Gable Wall: Masonry at low level is eroding and is in need of repointing; one stone that has been filled with mortar should be replaced in stone.
7.0	Exterior Doors
7.1	The main entrance door is framed and boarded in sturdy construction with decorative metal strap hinges, ring handle and lock. Part of the lower hinge was previously reported to be catching on the floor and appears to be adjusted to lift clear. The door fit in the stone opening is poor and could be improved with the installation of a frame and weather stripping to reduce draughts. Door bottom (adjusted) should be repainted to match existing.
7.2	The rear entrance door to the vestry is awkwardly situated at the top of a long flight of steps at the NE corner. The door is of sturdy construction and has a 5-lever security lock, but the frame is loose and requires fixing to the masonry opening. It is understood that a new locking arrangement installed to the main entrance door, and security issues, mean this door is less used.
INTERNAL INSPECTION	
8.0	Windows
8.1	Most of the windows are lancet, early English style with leaded lights and most are protected with polycarbonate sheeting. There are two trefoil windows at high level above the Chancel arch. The two lancet windows on the Nave West gable have no glass protection and could be protected when required.
8.2	Most glass is Victorian and one of the Chancel windows, dated 1849, commemorates the saving of Pelton folk in the Cholera Epidemic of 1848/49. Other windows are by Wailes, Beattie and a fine modern window by Leonard Evetts dated 1969.
8.3	The south side window on the west gable has diamond quarries in a deep metal profile, but the lower part is distorted and may require a saddle bar or two. A specialist glazing artist should be consulted. This window has no external protection.
9.0	Ground Floor and Finishes
9.1	The central aisle has been recovered in modern hardwood parquet style flooring and appears to be in good order.
9.2	The pews have softwood boarded flooring under, which is stained and worn but appears to be in good condition. The boarding could be re-stained to give a refreshed appearance.
9.3	The side walls have a simple painted dado panel with plastered wall above and appears to be in good order.
9.4	The floor across the Nave appears to be out of level with a fall to each side wall and the centre aisle slightly higher, but this seems to be longstanding and may be historic settlement and does not represent a serious defect. The floor at the southwest corner of the Nave has a pronounced dip which appears to be settlement of long-standing. The boarding is sound and there is no spring to suggest lack of support.
9.5	The Chancel is up one step up from the Nave and the sanctuary has another step up at the altar. The Chancel was carpeted in the 1980's and appears to be even and level. The carpet was not lifted so no comment can be made on the floor condition underneath. There is a carpeted ramp alternative between nave and chancel with a simple balustrade.
9.6	The Vestry has a boarded floor with carpet over and appears to be in good order, but the carpet was not lifted. The boiler house and store under have a solid concrete floor which appear to be fireproof, so the vestry floorboarding will be on battens.
9.7	The Entrance Porch floor is stone flagged but some are broken and worn, which are in need of repair or renewal to ensure safety.
10.0	Roof Structures and Ceilings
10.1	The Nave has 7 no. trusses spanning the exterior walls and these sit on wall corbels and wall heads with alternate trusses having decorative brackets at the wall faces. The trusses are king post type with additional struts and are dark stained softwood. The timbers appear to be sound and fit for purpose, but a close ladder inspection was not made.

10.2	The westernmost truss is a hammer beam type, which gives an open space below the bottom members. It is understood the organ was previously located at the west end and the additional height under the truss accommodated the organ pipes.
10.3	The north side Nave and Chancel roof boarding is showing signs of salt staining, though this could be of long standing. There were no reports of recent water ingress. The salt staining may be from driving rain and 'creep' but there appears to be no detrimental effect seen from ground level.
11.0	Fittings, Fixtures and Furniture
11.1	Organ: Located in the northeast corner of the Nave, manufactured by Harrison & Harrison of Durham. It has 2 manuals, 14 stops and is understood to be in good working order. It was last overhauled in 1993/4 and is tuned annually. Continue to maintain.
11.2	Pulpit: Located in the southeast corner of the Nave; has a stone base with pitch pine panelled sides with decoration; appears sound and fit for purpose.
11.3	Pews: Are softwood stained, simple Victorian style, in good order and well maintained.
11.4	Font: Located at the west end of the Nave, south side on octagonal stone, font with timber lid in good condition. This is not used as a small portable font is used at the "front" of the Nave.
11.5	Altar and Rails: Altar is a good polished oak table with open frame firm and sound. The altar rails have uprights with painted decorative brackets in good order, except the loose hinge for the centre section, which should be attended to.
11.6	Reredos: The oak panelling to the sanctuary is a simple style in good order, brightly painted in blue, gold and red colours.
12.0	Heating Installation
12.1	The boiler house is located below the vestry at the northeast corner, with an access door at ground level from the north elevation. The door is securely locked. An inspection was made on this visit.
12.2	The boiler is a Stelrad Concorde CX E60 gas fired with a conventional metal flue that discharges through the west wall and rises on the external wall face with a terminal above eaves level. The boiler was not in use on this visit but was reported to be in good working order. Continue to maintain boiler and Vulcana heater annually by registered Corgi engineer.
12.3	Circulatory pipes in the boiler house are insulated and appear to be in good order.
12.4	Air supply to the boiler is from an opening with mesh covering which is reported adequate, however the size of the mesh may not deter birds/rodents from entry.
12.5	The boiler house has a concrete floor. There was a concern that overflowing gullies or water from the land back-fall may enter the Boiler House. This has been addressed with a concrete door/threshold installed to prevent water seepage into the Boiler House.
12.6	The boiler galvanised metal header tank is located at high level in the vestry and this was checked and found to be satisfactory.
12.7	The Grundfos circulating pump for the heating has been repaired and is understood to be in good working order.
12.8	The gas meter is located in the adjacent 'store' room to the east.
13.0	Electrical and Lighting Installation
13.1	Overhead electric cables are connected to the tower at the west end and the service enters the building with switchgear and new distribution panel in the tower lower chamber.
13.2	Wiring appears to be PVC cable and previous reports indicate the installation was in the 1960/70's.

13.3	The Nave chandeliers were reported to be installed in the 1970's and these are now fitted with compact fluorescent luminaires. New eaves-mounted spotlights have been installed in the Nave and are reported to be working well.
13.4	The bell chiming installation was tested in 2003 and is satisfactory.
13.5	The tower lightning conductor should be tested regularly; continue to test every 5 years.
13.6	There is an intruder alarm installed with 3 interior sensors, plus door sensor and an audible sounder on the Chancel south wall, with no red care connection to the police. This should be tested annually and an audibility test within the locality with a telephone response system set up.
13.7	There is a sound reinforcing system and hearing loop installation in the Church which are reported to be working well. These were not tested.
13.8	The electric installation was tested in 2004 and was due for re-testing in 2009. A copy of the Test Certificate should be kept in the Church Log Book.
14.0	Security
14.1	The two doors appear to be adequately locked and there have been no reports of break-ins. The rear vestry door frame is slightly loose and requires fixing.
14.2	Windows appear to be suitably guarded with polycarbonate protection.
14.3	The intruder alarm installation with visible red box is a good deterrent and this should be well maintained.
15.0	Fire Precautions
15.1	There are fire extinguishers in the Church, two in the vestry and one at the entrance. These must be maintained and tested annually. A carbon dioxide extinguisher must only be used on electrical equipment and the organ. Note: Avoid using dry powder extinguishers (see Archdeacon's newsletter 2006).
16.0	Vestry and Toilet
16.1	The vestry is fitted out with cupboards, sink unit, table and two safes. The 'Adams' safe contains documents and is understood to be fireproof.
16.2	The water supply to the sink was upgraded prior to last inspection and water pressure is much improved. There is a Creda-covette water heater over the sink, but this was not tested. A PAT test should be undertaken for all loose electrical appliances.
16.3	There is a toilet attached to the vestry with a ventilated lobby however the toilet it is too small to comply with the requirements of the Disability Discrimination Act. The toilet compartment would have to be enlarged and the door made wider. Access to the toilet avoiding steps has been achieved with the installation of a ramp. The existing extract fan has been removed because of water ingress. It is recommended that a new toilet extract system is installed using natural ventilation. It is understood that there are long term plans for a new disabled toilet to be installed at the west end of the Church.
16.4	The rear wall of the toilet has been lined with plasterboard that has been damaged. There is evidence of moisture penetration and cracking on the left-hand side wall.
16.5	The WC was tested and seen to discharge satisfactorily and there were no reports of drainage problems. However, any manholes or access points should be checked annually to ensure the drains are flowing freely with no restrictions.
16.6	The Vulcana room heater is functioning satisfactorily.
17.0	Disabled Provision and Access
17.1	Access to the Church from the public highway has been improved by the Local Authority, who have removed steps and formed ramps up to the Church entrance porch.

17.2	Access inside the Church is generally satisfactory for wheelchair and disabled access and a suitable ramp for access to the Chancel/altar area has been provided.
17.3	Those suffering auditory disabilities have been provided with sound reinforcement and hearing loop and these appear to be quite satisfactory.
17.4	An access audit should be considered to comply with the Disability Discrimination Act, and it is recommended that Churches obtain the publication "Widening the eye of a Needle" by John Penton published by Church House Publishing (1999).
18.0	Bats
18.1	There were no reports of bats in the Church or Churchyard.
19.0	Memorials
19.1	There are a number of wall plaques in the Church and most of the stained and figured glass windows commemorate benefactors. Reference is made in item 8.2 of the Cholera Epidemic 1848/49.
19.2	There are a few remaining headstones in the Churchyard immediately surrounding the Church, but most have been cleared away. The original Churchyard is closed for burials, but the northern area is a large municipal burial ground in use and maintained by the Local Authority.
CURTILAGE	
20.0	Churchyard
20.1	The Churchyard is roughly rectangular, with the Church central in the yard but set back towards the north boundary. The municipal burial ground extends to the north and west and is under Local Authority care.
20.2	Access to the Church is from the main A693 road, where a path leads north past the west end of the Church, with a branch path leading to the south road, which follows round the east end of the Church to the vestry door at the northeast corner. Paths up to the Church porch are in tarmac and in good order.
20.3	The path from the porch to the vestry is flagged, uneven and narrow and should be upgraded.
20.4	There is a notice board at the southwest corner of the Church to the left of the entrance porch. This has a glass front with wooden frame and is in good order.
20.5	The Churchyard south boundary wall is a low stone retaining wall and appears to be in sound condition except for natural decay and loss of pointing caused by ground contact on the retained side. This will continue to need attention in future years. It is understood the Local Authority have carried out repointing works and this appears to be a Local Authority responsibility.
20.6	There are a number of mature trees in the Churchyard, some coniferous and others deciduous. One coniferous tree on the south side, close to the south Nave wall, has been removed. The informal avenue to the north side of the Church should be crown thinned to prevent overhanging /interference with gutters. A substantial tree at the west end may interfere with overhead power supply and overhangs gutters/roofs. A carefully considered proposal for arboriculture work to these trees should be undertaken by the County arboriculturalist.
21.0	Log Book
21.1	Continue to maintain Log Book.
22.0	Previous Reports
	<ol style="list-style-type: none"> 1. 1974 Ian Curry 2. 1979 Ian Curry 3. 1985 Ian Curry 4. 1991 Ian Curry 5. 1998 Christopher Downes (copy on file) 6. 2003 Jeremy B Kendall 7. 2008 Jeremy B Kendall 8. 2014 Hugh Massey

	Ref	Price
URGENT WORKS REQUIRING IMMEDIATE ATTENTION - Category 1		
None		
WORK RECOMMENDED TO BE CARRIED OUT DURING NEXT 12 MONTHS - Category 2		
Roofer / Mason to check stability of Nave and Chancel gable stone crosses	3.2/3.3	Incl. with roof repairs
Roofer to check and investigate Chancel roof Nave abutment flashings where leak entry is suspected. Consult Architect with findings	3.3	£100.00
Re-plaster damp patches to walls before redecorating	4.2	£500.00
Continue to maintain all gutters and downpipes and ensure gutters are cleaned and coated with bitumen paint.	4.3	£500.00
Check RW gullies annually are clear and free-flowing. Check manholes annually and access points are clear and rodded	4.4	£100.00
Fill and point north face of window openings of belfry	5.2	£150.00
Continue to maintain clock/bell mechanism	5.4	£50 pa
Fill and monitor cracks in masonry as indicated: south wall Nave; west gable Nave	6.1.1	£250.00
Remove old pointing to Porch walls abutment and re-point in lime mortar and monitor movement	6.1.3	£300.00
Replace old hard cement pointing with lime mortar, as listed	6.2.1/ 6.2.3/ 6.2.5	£300.00
Re-fix loose frame of Vestry Entrance door	7.2/14.1	£70.00
Replace broken and worn stone flags to entrance porch	9.7	£300.00
Continue to maintain organ annually	11.1	£150.00 pa
Re-fix loose hinge of central altar rail	11.5	DIY
Continue to maintain boiler and Vulcan heater	12.2	£230.00
Continue to test lightning conductor every five years	13.5	£100.00
Continue to test intruder alarm regularly	13.6/14.3	£150.00
Continue to check fire extinguishers annually	13.6	£150.00
Install new extract ventilation to toilet	16.3	£400.00
WORK RECOMMENDED TO BE CARRIED OUT DURING NEXT 5 YEARS - Category 3		
Renew eroded stone to left hand side door jamb of porch	6.2.2	£500.00
Replace 3 No. missing air bricks to wall plinths	6.2.4	£400.00
Re-point crack in masonry to west gable of Nave	6.2.5	£300.00
Re-point low level masonry to east gable wall	6.2.6	£250.00
Add frame and weather strip to gaps of entrance door / redecorate	7.1	£500.00

WORK TO BE CONSIDERED BEYOND 5 YEARS - Category 4		
Upgrade / repair uneven path to Vestry	20.3	£700.00
Consider provision of accessible WC other than Vestry		£10,000.00
Consider allied teak kitchen provision		Incl. with extra WC
ITEMS RECOMMENDED TO IMPROVE ENERGY EFFICIENCY - Category 5		
None		
WORK REQUIRED TO IMPROVE DISABLED ACCESS – Category 6		
Consider improved access to toilet	16.3	£4,000.00
Consider an “Access Audit” for compliance with the DDA.	17.4	£200.00

NOTE

Churchwardens should be aware of their responsibility under the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 which includes guidance to routine maintenance and inspection of Church property.

‘A Guide to Church Inspection and Repair’ published by the Council for the Care of Churches can be obtained from SPCK bookshops.

APPENDIX

A. General:

This report is not a specification for the execution of works and must not be used as such. It is a general report only as required by the Inspection of Churches Measure 1955.

The Architect has indicated in it such maintenance items, if any, which may safely be carried out without professional supervision.

Conservation and repair of Churches is a highly specialised subject if work is to be carried out both aesthetically and technically in the best manner, without being wasteful in expenditure. It is, therefore, essential that every care is taken to ensure that no harm is done to the fabric or fittings and when the Parochial Church Council is ready to proceed it should instruct the Architect accordingly, when he will prepare specifications and schedules and arrange for the work to be carried out by an approved Contractor under his direction.

Costs on much of the work or repairing Churches cannot be accurately estimated because the full extent of damage is only revealed as work proceeds, but when the Architect has been instructed to prepare specifications he can obtain either firm prices or considered approximate estimates, whichever may be appropriate.

The Architect will be glad to help the Parochial Church Council complete an appeal application to a charitable body if necessary, or to assist in applying for the essential Faculty or Archdeacon's Certificate.

B. Scope of Report:

The Report is based on the findings of an Inspection made from the ground and from other easily accessible points, or from ladders provided by the Parochial Church Council, to comply with the Diocesan Scheme under the Inspection of Churches Measure 1955.

It is emphasised that the inspection has been purely visual and that no enclosed spaces or inaccessible parts, such as boarded floors, roof spaces, or hidden timbers at wall heads have been opened up for inspection. Any part which may require further investigation is referred to in the appropriate section of this Report.

C. Cleaning of Gutters etc.:

The Parochial Church Council is strongly advised to enter into an annual contract with a local builder for cleaning out the gutters and downpipes twice a year.

D. Pointing and Masonry:

Wherever pointing is recommended it is absolutely essentially that the procedure in item (a) of this appendix be adhered to as without proper supervision much harm can be done to the fabric by incorrect use of materials and techniques.

E. Heating Installation:

Subject to any comments to the contrary in Section 21.0 of this Report, the remarks in this Report are based only upon a superficial examination of the general condition of the heating installation, particularly in relation to fire hazards and sightliness. The installation and maintenance of any oil fired equipment should be in accordance with current editions of the British Standards Code of Practice CD 3002 and British Standards BS799.

NB: A proper examination and test should be made of the heating apparatus by a qualified engineer each summer, prior to the start of the heating season and the report of such examination should be kept in the Church Log Book.

The Parochial Church Council is strongly advised to consider arranging a regular inspection contract.

Wherever practicable, subject to finances, it is recommended that the installation be run at a low setting throughout the week, as distinct from being 'ON' during services only, as constant warmth has a beneficial effect on the fabric, fittings and decorations.

F. Electrical Installation:

Any electrical installation should be tested every quinquennium and immediately if not done within the last five years (except as may be otherwise recommended in this Report) by a competent electrical engineer or by the Supply Authority and an insulation resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the Church Log Book.

Where no recent report or certificate of inspection from a competent electrical engineer (one who is on the Roll of Approved Contractors issued by the National Inspection Council for Electrical Installation Contracting) is available, the comments in this Report are based upon a visual inspection made without instruments of the main switchboard and of sections of wiring selected at random. Electrical installation for lighting and heating, and other electrical circuits, should be installed and maintained in accordance with the current editions of the Institution of Electrical Engineers Rules and the more specific recommendations of the Council for the Care of Churches, contained in the publication "The Lighting of Churches".

G. Lightning Conductors:

As a defective conductor may attract lightning, the lightning conductor should be tested every quinquennium in accordance with the British Standard Code of Practice (current edition) by a competent electrical engineer and the record of the test results, conditions and recommendations should be kept with the Church Log Book.

Conductors on lofty spires and other not readily accessible positions should be closely examined every ten years, particularly the contact between the tape and the vane rod or finial. If the conductor tape is without a test clamp, one should be provided above ground level.

H. Maintenance between Inspections:

Although the Measure requires the Church to be inspected by an Architect every five years it should be realised that serious trouble may develop between surveys if minor defects such as displaced slates and leaking pipes are left unattended.

J. Fire Insurance:

The Parochial Church Council is advised that the fire insurance cover should be periodically reviewed to keep pace with the rising cost of repairs.

At least one fire extinguisher should be kept in an easily accessible position in the Church, together with an additional extinguisher of the foam or CO₂ type where heating apparatus is oil fired.

APPENDIX B: Photographic Survey:



P1 (8795):
Efflorescence at northern side
of chancel arch



P2 (8798):
Efflorescence to north chancel arch wall,
behind organ



P3 (8796):
Historic water staining to Nave south
wall/chancel arch wall



P4 (8797):
Chancel arch, slight stone displacement



P5 (8799):
Efflorescence at northern side of chancel
arch, chancel north wall



P6 (8800):
Efflorescence to chancel north wall, above
monument



P7 (8801):
High level efflorescence to chancel
east wall, south side



P8 (8803):
Chancel south side window, leading bowed
inwards



P9 (8811):
Temporary kitchen area, west porch



P10 (8817):
Historic cracking, nave wall, south side above porch door (may relate to former organ loft position)



P11 (8826):
Store room ceiling; second-hand boiler plates
and rail structure



P12 (8829):
Boiler room window opening



P13 (8834):
Redundant floor heating outlet



P14 (8841):
Former Methodist Chapel organ and chancel
ramp



P15 (8844):
Vestry, looking north



P16 (8845):
Vestry, looking south



P17 (8850):
Vestry opening lights,
no longer operable



P18 (8853):
Chancel detail



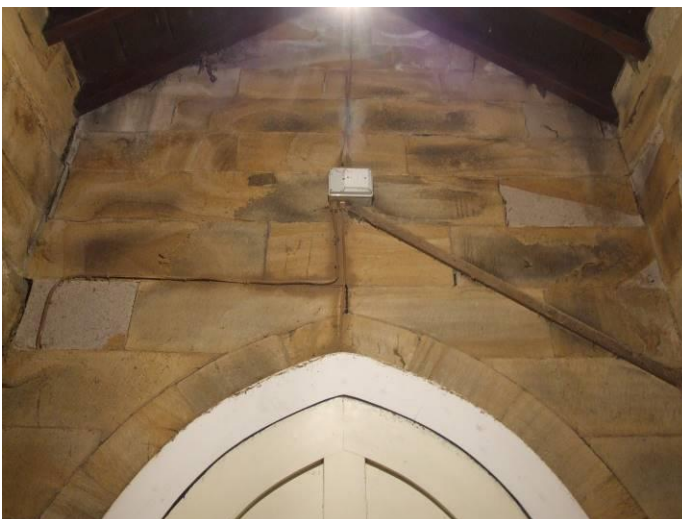
P19 (8854):
Nave from chancel



P20 (8855):
Chancel from nave



P21 (8856):
Movement cracking between south porch
interior and nave



P22 (8857):
South porch stone,
moisture penetration



P23 (8858):
South porch, extension



P24 (8859):
South porch, low level stone face loss



P25 (8860):
Surface water manhole, south side nave



P26 (8861):
Surface water gullies ahead of leaf fall



P27 (8866):
West end



P28 (8867):
Historic cracking, west end



P29 (8868):
Tree proximity, west end



P30 (8877):
Tree proximity, north side



P31 (8880):
Stone removal, to be rectified

APPENDIX C: Listing Document

PELTON FRONT STREET
NZ 25 SW
(North side)
3/53 Church of the
15/8/85 Holy Trinity
II

Parish church. 1841-2 by George Jackson. Dressed stone and purple slate roof. West tower and spire; aisleless nave and south porch; chancel and north vestry. Early English style.

West tower: square-plan lower stage, gabled on west, has pointed doorway, with colonnettes, loop and blind trefoil in gable; roof of lower stage dying into octagonal clock tower; octagonal belfry has trefoil-headed bell openings, each under a crocketed gable; octagonal spire and finial. 4-bay nave has plinth, moulded sill band and recessed bays, between buttresses, with single lancets and corbel tables. West and east ends have clasping buttresses surmounted by octagonal turrets with spirelets: single lancets flanking tower; pierced trefoils flanking chancel roof. Shouldered south doorway within porch. Steeply-pitched roof with coped gables. Small 3-bay chancel has plinth, sill and eaves bands; 3 lancets on south; 3 stepped lancets under hoodmould on angle-buttressed east end. Steeply-pitched roof with coped east gable. Gabled porch has clasping buttresses; pointed doorway with colonnettes; corbel tables on returns. 2-bay gabled vestry with boiler-house in basement; pointed east door and 2-light mullioned windows above.

Plastered interior. Pointed double-chamfered chancel arch on moulded corbels. Elaborate nave roof: 6 king-post trusses and hammerbeam truss at west end; alternate trusses have arched braces with pierced trefoils in spandrels. 1853 font with octagonal bowl on squat pier and moulded base. 1855 rood screen of carved oak with drop tracery and cresting. Stained glass: chancel east window and south window (commemorating cholera outbreak) 1849 by Wailes; nave south window (after Hunt's 'Light of the World') 1911 by Wailes and Strang; also in nave, south window 1977 by Selwyn Beattie, north window 1969 by L.C. Evetts.

Listing NGR: NZ2466453046

This text is a legacy record and has not been updated since the building was originally listed. Details of the building may have changed in the intervening time. You should not rely on this listing as an accurate description of the building.

Source: English Heritage

Listed building text is © Crown Copyright. Reproduced under licence.