

QUINQUENNIAL INSPECTION REPORT - APRIL 2018

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# HOLY TRINITY CHURCH

FRONT STREET, WINGATE, CO. DURHAM, TS28 5AN

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The Parish of Wingate  
Archdeaconry of Durham, Diocese of Durham  
Incumbent: Reverend Canon Jane Grieve.



Report prepared by

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## CONTENTS

1.	EXECUTIVE SUMMARY .....	4
2.	PREVIOUS INSPECTIONS .....	4
3.	WORKS COMPLETED SINCE THE PREVIOUS INSPECTION .....	4
4.	BRIEF DESCRIPTION .....	4
5.	PLAN OF THE CHURCH .....	6
6.	LISTING STATUS .....	6
7.	MAINTENANCE RESPONSIBILITY .....	6
8.	LIMITATIONS OF THE REPORT .....	7
9.	STRUCTURE OF THE REPORT .....	7
10.	EXTERIOR.....	8
10.1.	ROOF COVERINGS .....	8
	Northern Pitch of the Porch Roof.....	8
	Northern Pitch of the Nave Roof.....	9
	Vestry Roof.....	10
	Northern Pitch of Chancel Roof.....	10
	Southern Pitch of Chancel Roof .....	11
	Southern Pitch of Nave Roof .....	11
	Southern Pitch of Porch Roof .....	12
10.2.	RAINWATER GOODS AND DISPOSAL SYSTEMS .....	13
10.3.	WALLING AND POINTING .....	14
	North Elevation of the Nave.....	14
	North Elevation of Chancel .....	15
	Vestry .....	16
	Chancel Gable / Nave East Elevation,.....	17
	South Elevation of Chancel .....	19
	South Elevation of the Nave .....	20
	Porch / West Elevation .....	21
10.4.	DOORS, WINDOWS AND SURROUNDS.....	23
	Exterior Doors.....	23
	Windows.....	24
10.5.	BELOW GROUND DRAINAGE.....	26

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11.	INTERIOR.....	27
11.1	ROOF, CEILING VOIDS AND VENTILATION.....	27
11.2	ROOF STRUCTURES AND CEILINGS .....	27
11.3	INTERNAL WALLS .....	28
11.4	PARTITIONS, SCREENS, PANELLING, DOORS AND DOOR FURNITURE.....	30
	Partitions, Screens and Panelling.....	30
	Interior Doors.....	31
11.5	FLOORS AND PLATFORMS .....	32
11.6	MONUMENTS AND TOMBS .....	33
11.7	FIXTURES, FITTINGS AND FURNITURE .....	33
11.8	ORGAN.....	35
12.	CHURCHYARD AND ENVIRONS.....	35
13.	SERVICES .....	38
14.	SUMMARY OF REPAIRS .....	40
15.	MAINTENANCE PLAN.....	41
16.	ADVICE TO THE PCC .....	43
17.	APPENDIX 1 -.....	45

## 1. EXECUTIVE SUMMARY

This inspection was carried out on 25th April 2018. The weather was predominately dry with sunny spells. This was the author's first QQ inspection of the church.

The church remains in reasonable condition. There are elements of severely eroded dressed stone that have not yet been replaced. The roof remains in sound condition with a few slipped slates which require monitoring. Walls and pointing are generally sound with small areas in need of repointing and stone is eroding.

Internally there is some fairly thick efflorescence present above the timber panelling on the northern wall of the nave, which can be brushed off. The PPC are advised to monitor the area for reoccurrence.

The report has been formatted into new layout recommended by Churchcare.

## 2. PREVIOUS INSPECTIONS

The last inspection was carried out by John A.G. Niven in May 2013. The following summary points were highlighted in the report:

- The building remained in reasonable condition. Following a comprehensive scheme of external and internal stonework repairs. Except for elements of severely eroded stone which were not replaced.
- Roof coverings were also sound.
- The majority of lead flashings, which had been subject to repeated theft have been replaced with non-lead material.

## 3. WORKS COMPLETED SINCE THE PREVIOUS INSPECTION

The Church Log was inspected and the following items of work are recorded since the previous Quinquennial Report:

- Stone Repairs to the Tower in May 2013
- Replacement light bulbs to the Chancel lighting were carried out in December 2017.
- Alarm system service was carried out in June 2017
- The Organ was serviced in July 2017, with some emergency repair works carried out in February 2018 and tuning carried out in March 2018.
- The Church fire extinguisher were inspected in May 2017
- The gas heater were serviced in December 2017
- The Church clock was serviced June 2017
- A Smart Gas meter was installed on 27<sup>th</sup> April 2016
- The electrics were tested in April 2017 and deemed satisfactory.
- A new cooker oven was purchased and installed in the kitchenette in November 2017.
- Repairs were undertaken to the Alter middle window and 5 small panes to the north, east and west sides of the church, in December 2017.
- Cleaning repairs to the Porch down pipes were undertaken in December 2017.

## 4. BRIEF DESCRIPTION

Holy Trinity Church is located on the east side of Front Street, in Wingate, County Durham.

*The site lies towards the south end of this enlarged former colliery village, on the east side of the main street. There is an extensive churchyard on the east side with open countryside beyond, and smaller areas on the north and south. There is 2 storeyed mixed housing and commercial premises nearby with the entrance to a small*

*Industrial Estate opposite the main entrance to the church and a primary school immediately adjacent on the south side. The village community centre, which stands opposite and to the south of the church, has been rebuilt together with a new library in 2001.*

*The building, erected around 1842, consists of a wide, aisle less nave, small chancel with a lean-to clergy vestry off on the north side and a small west entrance porch. A lean-to choir vestry on the south-west corner was removed in 2006 and the demolition scar repaired as part of a more comprehensive scheme of external repair works recently completed.*

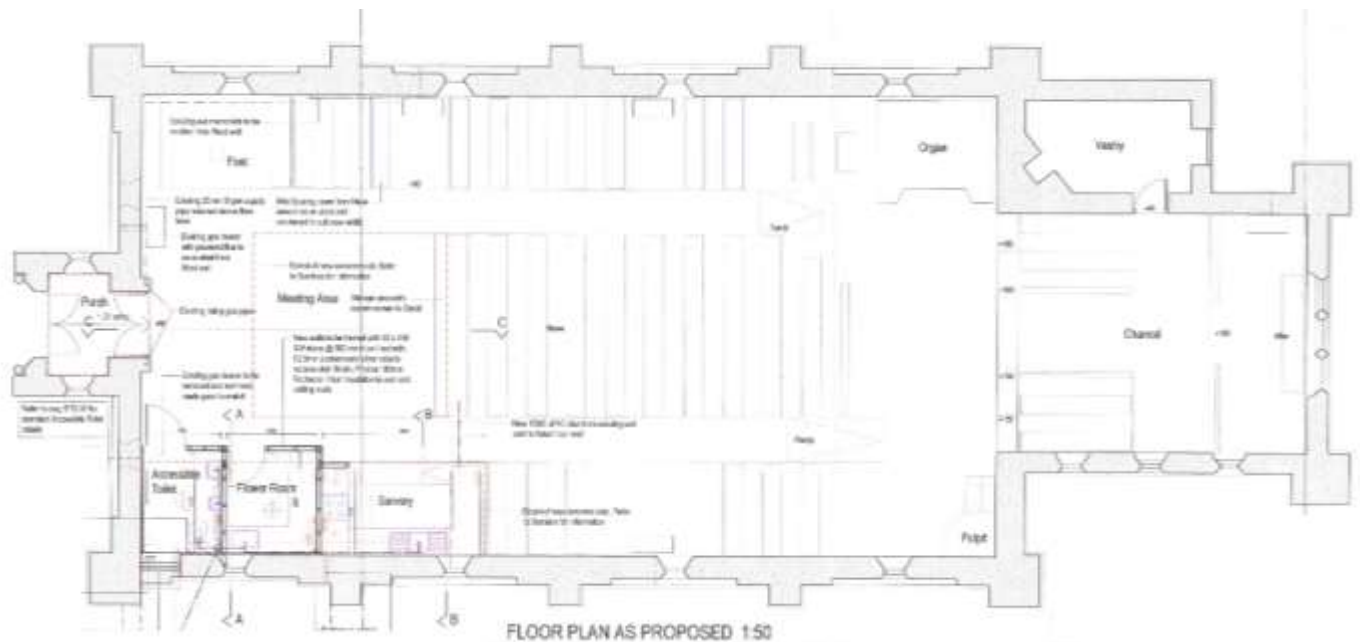
*A toilet, flower room and kitchen servery was installed in the south west corner of the nave in 2006.*

*The building is constructed of magnesium limestone with sandstone dressings and blue Welsh slated pitched or lean-to roofs.*

(Extracts from Report on Quinquennial Inspection by John Niven, 2011)



## 5. PLAN OF THE CHURCH



## 6. LISTING STATUS

The Church has a Grade II Listing status,

*Parish church. 1840-1 by George Jackson of Durham. Hammer-dressed limestone with mainly rendered sandstone surrounds; Welsh slate roofs. Aisleless nave with west porch and south-west choir vestry; chancel with vicar's vestry to north. Early English style. 4-bay nave with continuous chamfered plinth, sill band and clasping buttresses to east and west. North and south walls have buttressed recessed bays with single lancets and corbel tables. West end: gabled porch with restored pointed outer arch, bold dogtooth and single colonettes; flanking lancets in recessed wall panels and gabled bellcote above. Steeply-pitched roof with coped gables. Choir vestry has 3 renewed fixed lights. Lower and narrower 3-bay chancel has chamfered plinth and sill band, stepped at east end; 3 lancets in south wall; clasping-buttressed east end has 3 renewed stepped trefoil-headed lancets under slightly-ogival hoodmould. Steeply-pitched roof with coped gable. Vicar's vestry has pointed-arched doorway to east and single lancet to north.*

*Unplastered interior. Nave roof has 7 combined king-post and scissor-braced trusses on eaves corbels with bowtell moulding. Worn double-chamfered pointed chancel arch on similar mid-wall corbels. Fittings: nave has 3 ranks of mid C19 pews; painted Caen-stone font with octagonal bowl on 5 colonnettes said to be after a design of Chantrey. Chancel has early C20 panelling and stalls. First World War memorial east window by William Glasby of London depicts Crucifixion and Saints Cuthbert and George.*

## 7. MAINTENANCE RESPONSIBILITY

Responsibility for the maintenance of the church lies with the PCC. The churchyard is closed and Durham County Council are responsible for its maintenance and safety.

## 8. LIMITATIONS OF THE REPORT

This report has been prepared for the purposes of the Quinquennial Inspection only, and is not intended as a specification for any works required to the fabric of the Church or as a means to obtaining prices from builders.

The inspection was made from the ground externally, and from readily accessible floor levels internally. The inspection was visual only and involved no opening up of enclosed spaces or structures, even if further inspection or such spaces or structures may be recommended in the report.

The report is therefore restricted to the general condition of the building and its defects.

## 9. STRUCTURE OF THE REPORT

The inspection was made starting at the porch, and walking in a clockwise direction around the church. Consecutive circuits were made inspecting the building from the top downwards. The report is presented in the same manner, and describes the inspection using the following format:

- Component
- Description
- Condition
- Repair Needs


Repair needs are also summarised according to category denoting the urgency of the work required.

- 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 (eg. clearing leaves from a gutter) This can be done without professional advice or a faculty

10. EXTERIOR




10.1. ROOF COVERINGS

Northern Pitch of the Porch Roof


	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Natural Blue Welsh Slates</li> <li>• Profiled terracotta ridge tiles</li> <li>• Water table to outer edge</li> <li>• Stone cross on water table</li> <li>• Non-Lead flashing to junction with Nave Wall.</li> </ul>	
	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• The roof appears generally sound, there are a few chipped / slipped slates.</li> <li>• Ridge tiles appear sound and well bedded.</li> </ul>	
	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• Monitor slates and refix any which continue to slip, or are blown off.</li> </ul>	<p>M</p>




Northern Pitch of the Nave Roof

	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Natural Slates</li> <li>• Profiled terracotta ridge tiles</li> <li>• Water tables to both sides.</li> <li>• Lead flashings have been covered over with self-adhesive Flashband to water table.</li> </ul>	
	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• The roof appears generally sound.</li> <li>• There are a few slipped slates.</li> <li>• There are areas on the western side of the roof that appear to have been replaced with thicker slates than the original.</li> <li>• The ridge tiles appear sound and well bedded, although some have open vertical joints at the top.</li> </ul>	
	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• Monitor slates and refix any which continue to slip, or are blown off.</li> <li>• Repoint vertical joints in ridge tiles, and at the same time, check that they are soundly bedded, and taking remedial action as required.</li> </ul>	<p>M</p> <p>D</p>


**Vestry Roof**

	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Natural Slates</li> <li>• Water table to East gable.</li> <li>• Lead flashings have been covered over with self-adhesive Flashband to water table into Nave Wall</li> <li>• Flashed upstand at ridge to the Chancel Eaves</li> </ul>	
	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• Roof appears to be in reasonable condition.</li> <li>• There are a few slipped / chipped slates.</li> </ul>	
	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• Monitor slates and refix any which continue to slip, or are blown off.</li> </ul>	M


**Northern Pitch of Chancel Roof**


	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Natural Slates</li> <li>• Profiled terracotta ridge tiles</li> <li>• Modern non-lead flashings to water table on east.</li> <li>• Modern non-lead flashing chased into stone on Nave wall to the west.</li> <li>• A stone cross is located on the Eastern side of the Chancel roof on the water table.</li> </ul>	
	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• The roof appears sound.</li> <li>• There are a few slipped slates.</li> </ul>	
	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• Monitor slates and refix any which continue to slip, or are blown off.</li> </ul>	M

**Southern Pitch of Chancel Roof**


	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Natural Slates</li> <li>• Profiled terracotta ridge tiles</li> <li>• Water table to east gable</li> <li>• Modern non-lead flashing to water table at East and chased into Nave wall on West side.</li> </ul>	
	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• There are a few slipped / chipped slates towards the bottom of the roof.</li> <li>• Ridge tiles appear to be well bedded and pointed.</li> <li>• The non-lead flashing appears sound.</li> </ul>	
	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• Monitor slates and refix any which continue to slip, or are blown off.</li> </ul>	M

**Southern Pitch of Nave Roof**



	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Natural slates</li> <li>• Profiled terracotta ridge tiles</li> <li>• Water table to both gables.</li> <li>• Bell Tower on top of Water table to West side.</li> <li>• Modern non-lead flashing to both water tables.</li> </ul>	
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	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• The roof appears generally sound.</li> <li>• There are a few slipped / chipped slates.</li> <li>• The ridge tiles appear sound and well bedded, although some have open vertical joints at the top.</li> </ul>	
	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• Monitor slates and refix any which continue to slip, or are blown off.</li> <li>• Repoint vertical joints in ridge tiles, and at the same time, check that they are soundly bedded, and taking remedial action as required.</li> </ul>	<p>M</p> <p>D</p>

**Southern Pitch of Porch Roof**

	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Natural slates</li> <li>• Profiled terracotta ridge tiles</li> <li>• Water table to west gable.</li> <li>• Stone cross on water table.</li> <li>• Lead flashing to water table and cut into Nave Wall.</li> </ul>	
	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• The roof appears generally sound, there are a few chipped / slipped slates.</li> <li>• Ridge tiles appear sound and well bedded.</li> </ul>	
	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• Monitor slates and refix any which continue to slip, or are blown off.</li> </ul>	<p>M</p>



10.2. RAINWATER GOODS AND DISPOSAL SYSTEMS


	<p><b>Description</b></p> <p>Black Cast Iron half round gutters supported on timber fascia's, with round down pipes. The system, except from the entrance porch is connected directly into an underground drainage system which discharges into an accessible trench soakaway located to the south-east of the building.</p> <p><u>Porch Roof</u></p> <ul style="list-style-type: none"> <li>• 1 no. RW outlet on northern side and 1no. RW outlet on southern side.</li> </ul> <p><u>Nave roof</u></p> <ul style="list-style-type: none"> <li>• 3 no. RW outlets on Northern side</li> <li>• 3 no. RW outlets on Southern side</li> </ul> <p><u>Chancel Roof</u></p> <ul style="list-style-type: none"> <li>• 1no. RW outlet on Northern side, roof partially discharging onto Vestry roof.</li> <li>• 1no. RW outlet on Southern side</li> </ul> <p><u>Vestry Roof</u></p> <ul style="list-style-type: none"> <li>• 1no. RW outlet</li> </ul>	
	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• Gulleys at ground level appear to be clear and free from debris.</li> <li>• The downpipe to the North West corner of the Nave does not appear to be discharging into a gully, has the gully been covered over with gravel / debris?</li> <li>• Rainwater goods appear to be in good condition, last re-decorated in 2008 as stated in the last QQ report.</li> <li>• Paint is beginning to peel in small areas on the downpipes to the porch and rust is showing.</li> </ul>	

	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• Investigate the gully to the North West corner of the Nave and clear out gravel / debris.</li> <li>• Consider re-painting downpipes</li> </ul>	<p>M D</p>
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**10.3. WALLING AND POINTING**


**North Elevation of the Nave**

	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Coursed random rubble magnesium limestone with sandstone detailing to string &amp; corbel courses, window surrounds</li> <li>• Sandstone window surrounds have been previously rendered over.</li> <li>• Some sandstone elements have been replaced previously.</li> <li>• Pointing has been renewed at some point in the past with what appears to be cement rich mortar and in places has been taken over the stone face.</li> </ul>	
	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• The decorative sandstone corbel courses above the window bays are heavily eroded.</li> <li>• The sandstone string course is also heavily eroded, with some sections completely eroded back to the face of the wall.</li> <li>• The window surrounds have been thinly pointed over in the past, on the whole appears sound with some areas at the bottom starting to crack.</li> <li>• There are a number of stones across the elevation that have a crazed surface, which are vulnerable to moisture penetration.</li> <li>• Pointing generally appears sound.</li> </ul>	



		
	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• Suggest PPC to consider a programme of spot stone replacement to corbels, dentils, string course etc along the lines of the replacement previously undertaken to the west gable.</li> <li>• PCC should also monitor stonework for further degradation – any stones at high level at risk of falling should be immediately attended too.</li> <li>• It is not clear whether corbels are relying in dentils for support. We suggest a structural engineer has a look at this.</li> </ul>	<p>E</p> <p>M</p>

**North Elevation of Chancel**


	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Coursed random rubble magnesium limestone with sandstone detailing to string, plinth &amp; corbel courses, window surrounds</li> <li>• The sandstone corbel stone has been replaced below the water table.</li> <li>• Pointing has been renewed at some stage with what appears to be cement rich mortar and in places has been taken over the stone face.</li> </ul>	
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	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• Generally pointing appears sound.</li> <li>• The plinth course and course above has open joints where pointing has weathered away.</li> <li>• There are some crazed and cracked stones particularly on the buttress, which are vulnerable to moisture penetration.</li> </ul>	
	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• Repoint open joints to plinth course and course above, with suitable lime mortar.</li> </ul>	<p>D</p>


**Vestry**


	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Coursed random rubble magnesium limestone with sandstone detailing to window &amp; door surround.</li> <li>• The sandstone window surround has been thinly pointed over.</li> </ul>	
		






	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• Walls and pointing are generally sound, with some cracks or holes of missing pointing.</li> <li>• Some cracked/broken stones at low level.</li> <li>• Sandstone door surround has eroded particularly on the northern edge, and pointing is now sitting proud in some areas.</li> <li>• The cement render over the sandstone window surround has weathered and is missing / cracked in places and looks unsightly.</li> </ul>	
	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• Any broken stones or holes that are compromising the walls ability to shed water, such as adjacent to the vestry door, should be pointed with lime mortar – longer term PPC should consider stone replacement.</li> <li>• Any delaminated render to window surrounds should be knocked off.</li> </ul>	<p>C</p> <p>M</p>

**Chancel Gable / Nave East Elevation,**

	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Coursed random rubble magnesium limestone with sandstone detailing to window surround, plinth and string course.</li> <li>• Sandstone window surround has been previously replaced with concrete surround.</li> </ul>	
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	<p><b>Condition</b></p> <p><u>Chancel Gable</u></p> <ul style="list-style-type: none"> <li>• There is severe staining below the chancel window.</li> <li>• Pointing has weathered out in some locations at low level, below the string course.</li> <li>• There are a number of crazed stones, particularly at high level which are vulnerable to moisture penetration.</li> <li>• Some efflorescence present below string course.</li> </ul> <p><u>Nave Gable</u></p> <ul style="list-style-type: none"> <li>• Stone and pointing appears sound.</li> <li>• Sandstone string course is heavily eroded, with some sections eroded back to the face of the wall.</li> <li>• Some areas of pointing has weathered out at low level.</li> <li>• The buttress plinth has been rendered over previously which has now weathered and eroded with a broken stone.</li> </ul>	
	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• Repoint at low level. Using suitable lime mortar.</li> <li>• Suggest PPC consider a programme of spot stone replacement to corbels, dentils, string course etc along the lines of the replacement previously undertaken to the west gable.</li> </ul>	<p>D</p> <p>E</p>

South Elevation of Chancel




	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Coursed random rubble magnesium limestone with sandstone detailing to plinth and string courses and window surrounds.</li> <li>• The sandstone window surrounds have been thinly pointed over.</li> </ul>	
 	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• The sandstone string &amp; corbel courses above and below the windows are heavily eroded, mostly back to the face of the wall.</li> <li>• Unsightly pointing which appears to be modern cement mortar is present, however appears sound above string course.</li> <li>• Missing or damaged stone has previously had a patch repair below window W10, with red brick. The pointing has now weathered out.</li> <li>• The cement render over the sandstone window surrounds have weathered and is missing / cracked in places and looks unsightly.</li> </ul>	
	<p><b>Repair Needs</b></p>	


	<ul style="list-style-type: none"> <li>• Suggest PPC consider a programme of spot stone replacement to corbels, dentils, string course etc along the lines of the replacement previously undertaken to the west gable.</li> <li>• Repoint at low level. Using suitable lime mortar.</li> <li>• Any delaminated render to window surrounds should be knocked off.</li> </ul>	<p>E</p> <p>D</p> <p>M</p>
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**South Elevation of the Nave**

	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Coursed random rubble magnesium limestone with sandstone detailing to plinth and string courses and window surrounds.</li> <li>• The sandstone window surrounds have been thinly pointed over.</li> </ul>	
 	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• Stone and pointing appear sound generally.</li> <li>• Both stone kneelers (east and west) and part of the stone corbel course to the west of the elevation has been replaced previously.</li> <li>• The remaining corbel courses above the window bays are extremely eroded.</li> <li>• The string course below the windows are also eroded to varying degrees across the elevation.</li> </ul>	
	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• Suggest PPC consider a programme of spot stone replacement to corbels, dentils, string course etc along the lines of the replacement previously undertaken to the west gable.</li> </ul>	<p>E</p>



Porch / West Elevation

	<p><b>Description</b></p> <p><u>West Elevation</u></p> <ul style="list-style-type: none"> <li>• Coursed random rubble magnesium limestone with sandstone detailing to plinth and string courses and window surrounds.</li> <li>• The sandstone window surrounds have been thinly pointed over.</li> </ul> <p><u>The Entrance Porch</u></p> <ul style="list-style-type: none"> <li>• The porch is constructed of sandstone with artificial stone door and window surrounds.</li> </ul>	
	<p><b>Condition</b></p> <p><u>West Elevation</u></p> <ul style="list-style-type: none"> <li>• Walls and pointing appear sound.</li> <li>• The pointing over the stone window surrounds has weathered off in sections and is cracked.</li> <li>• Gable coping stones appear well bedded &amp; pointed.</li> <li>• The logbook indicates the clock was serviced in June 2017 and is displaying the correct time.</li> <li>• The sandstone apex belfry is heavily stained black, but appears sound. The last QQ report suggests there was repairs and repointing done in 2008.</li> </ul>	
		

	<p><u>Porch</u></p> <ul style="list-style-type: none"> <li>• The door surround has some blackened staining and movement cracks present on the northern side and at the top.</li> <li>• There is some delamination of the face of stone particularly on the southern elevation of the porch.</li> <li>• There is a particularly weathered stone behind the security light above the door arch.</li> <li>• Pointing to the porch gable coping stones has weathering out in places and cracked.</li> </ul>	
	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• Monitor cracking to arched door surround.</li> <li>• Repointing to porch gable corbel stones required and open joint at top of arch surround, using a suitable lime mortar.</li> <li>• Any delaminated render to window surrounds should be knocked off.</li> <li>• Consider pointing the hole in the stone behind the light fitting to the porch to avoid water ingress.</li> </ul>	<p>M D M D</p>

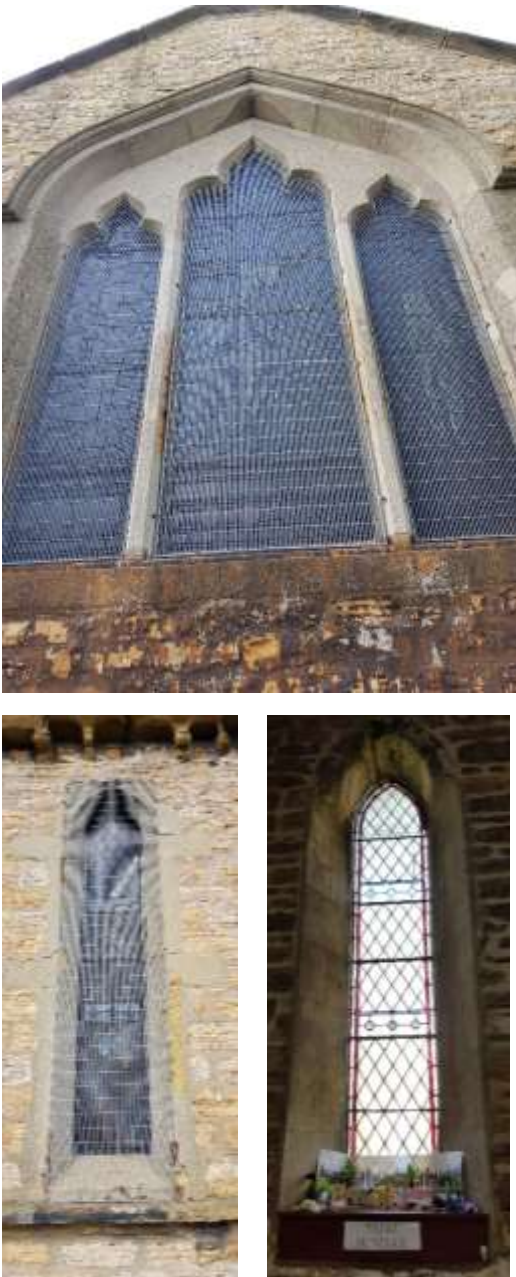
10.4. DOORS, WINDOWS AND SURROUNDS

Exterior Doors


	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• The Main Entrance door (D1) is a varnished oak boarded double door with arched head.</li> <li>• The door into the Vestry has been blocked up on the inside but the original door remains externally.</li> </ul>	
	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• The Main entrance door (D1) is in good condition.</li> <li>• The silicone sealant between the door frame and the stone surround has deteriorated.</li> <li>• The Vestry door (D2) is in reasonable condition, however the paint is beginning to deteriorate at low level.</li> </ul>	

	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• The vestry door would benefit from repainting to prolong its lifespan and prevent water ingress, particularly as the door is blocked up internally. Any flaking paint should be removed first.</li> <li>• Silicone sealant around door frame to be replaced</li> </ul>	<p>D</p> <p>D</p>
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**Windows**

	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• All windows are arched with leaded glass. Some with stained glass elements.</li> <li>• All windows are set into sandstone or imitation stone surrounds, with the majority rendered over with a thin mortar layer.</li> <li>• All windows have galvanised wire guards installed, and the vestry window also has polycarbonate protection behind the wire guard.</li> </ul>	
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	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• Generally stone surrounds are sound although the rendered finish externally is weathering in places.</li> <li>• W7 on east elevation is in good condition, however the window surround has water staining internally.</li> <li>• W2, W3, W5, W9, W11 &amp; W13 appear to have some bulging of the glass panes in areas.</li> <li>• W4 &amp; W12 appear to have been replaced with plain leaded glass.</li> <li>• Windows W2, W3, W8, W9, W10, W11, W13 all appear to have had some replacement panes.</li> <li>• Windows W8, W9, W11, W15 appear to have fractured panes.</li> <li>• Window W6 was inaccessible internally as it is covered by the organ.</li> <li>• Window 14 was also inaccessible internally as it sits above the WC/Flower room.</li> <li>• The window in the vestry appears to be new leaded glass.</li> </ul>	
	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• Monitor staining to the East Gable window internally.</li> </ul>	<p>M</p>



10.5. BELOW GROUND DRAINAGE


	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>The rainwater disposal system is connected into an underground drainage system which discharges into an accessible trench soakaway located to the south-east of the building, except for the porch drainage which discharges onto the path.</li> <li>A gravel margin is present around the perimeter of the Nave, Chancel &amp; Vestry, which the gulleys are set into.</li> </ul>	
	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>An inspection of the underground drainage was not carried out at this time, however appears to be operating effectively.</li> <li>Gulleys at ground level appear to be clear and free from debris.</li> <li>The downpipe to the North West corner of the Nave does not appear to be discharging into a gully, has the gully been covered over with gravel / debris?</li> <li>Downpipes to entrance porch are discharging directly onto concrete pavement, causing staining to pavement. Water discharging onto the pavement can cause a slip hazard in freezing weather</li> </ul>	
	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>Investigate the gully to the North West corner of the Nave and clear out gravel / debris.</li> <li>PCC to ensure use of grit to areas around porch in freezing weather to reduce slip hazard.</li> </ul>	<p>M</p> <p>M</p>

11. INTERIOR

11.1 ROOF, CEILING VOIDS AND VENTILATION

11.2 ROOF STRUCTURES AND CEILINGS

	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• The nave consists of 7 heavy timber scissor trusses with 3 sets of timber purlins to each side. The ceiling is formed by the underside of the timber sarking boards.</li> <li>• The chancel consists of 2 timber trusses of similar construction to the nave, with single purlins to each side. The ceiling is formed by the underside of the timber sarking boards.</li> <li>• The entrance porch also consists of a timber ceiling.</li> <li>• There is a lathe and plaster ceiling in the Vestry</li> <li>• There is a plasterboard ceiling to the WC and flower room.</li> </ul>	
		

	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• The timber sarking boards forming the ceilings in the chancel and nave appear sound, with some old water staining near the arch in the chancel.</li> <li>• The lathe and plaster ceiling in the vestry appears sound, although uneven.</li> <li>• Plasterboard ceilings are in good condition.</li> </ul>	
	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• Monitor staining around the arch junction between Chancel &amp; Nave.</li> </ul>	<p>M</p>

**11.3 INTERNAL WALLS**

	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Mainly exposed limestone with dado panelling at low level. The previous QQ report suggests the walls were fully repointed in 2008.</li> <li>• The vestry walls are lime washed with the external door blocked up internally with concrete blocks and lime washed over.</li> </ul>	
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Porch



Chancel/nave arch




**Condition**

- The internal stone walls generally appear to be in good condition.
- The stone surround to the inner door in the porch is damp and decayed in places.
- There is efflorescence present on the lower parts of the north wall in the Nave, particularly thick above the timber panelling.
- The stone arch between the chancel and the nave appears to be in reasonable condition at high level, with efflorescence and some delamination of the stone present at low level.
- There is efflorescence present on the stone at high level above the Chancel / Nave arch.
- There is efflorescence present to the east wall of the Chancel.

	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• Brush off the worst of the efflorescence and monitor the area for reappearance.</li> </ul>	<p>M</p>
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**11.4 PARTITIONS, SCREENS, PANELLING, DOORS AND DOOR FURNITURE**



**Partitions, Screens and Panelling**

	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• There is varnished half height timber panelling throughout the Nave and the Chancel.</li> <li>• There is a decorative oak screen set within the arch between the Chancel and the Nave.</li> <li>• There are insulated timber stud partitions, forming the newer WC and flower room block within the Nave. WC is tiled and flower room is painted plasterboard finish.</li> </ul>	
	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• Timber panelling appears in good condition.</li> <li>• The timber screen is in good condition.</li> <li>• Stud partitions to WC/ flower room block and the walls finishes are sound.</li> </ul>	
	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul>	

Interior Doors


	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Oak panelled door and surrounds to the vestry and door between the porch and Nave.</li> <li>• Oak veneered doors to WC and Flower room.</li> </ul>	
	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• All doors appear to be sound.</li> </ul>	
	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul>	

11.5 FLOORS AND PLATFORMS



	<p><b>Description</b></p> <p><u>Nave</u></p> <ul style="list-style-type: none"> <li>• Solid wood black floors to walkways, with newer concrete to west end, all now carpeted.</li> <li>• Raised T&amp;G timber floors to the pewed areas.</li> <li>• Concrete floors to the new WC block with vinyl finish.</li> </ul> <p><u>Chancel</u></p> <ul style="list-style-type: none"> <li>• Suspended timber walkways, carpeted.</li> <li>• Raised T&amp;G timber floors to choir stalls.</li> <li>• Terrazzo step to sanctuary, now carpeted.</li> </ul> <p><u>Vestry</u></p> <ul style="list-style-type: none"> <li>• Concrete floor with carpet finish.</li> </ul> <p><u>Porch</u></p> <ul style="list-style-type: none"> <li>• Exposed concrete.</li> </ul>	
	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• Floors generally appear sound throughout the Nave &amp; Chancel</li> <li>• Concrete floor to the entrance porch is cracked and slightly uneven.</li> <li>• Floor finishes are in good condition.</li> </ul>	
	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• The cracked and uneven floor to the porch could be considered as part of the external resurfacing works, if necessary.</li> </ul>	





11.6 MONUMENTS AND TOMBS

	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• There are 3no. marble wall memorial plaques</li> <li>• 2no. Brass 1<sup>st</sup> &amp; 2<sup>nd</sup> world war memorials.</li> <li>• There are also various other banners and signs hanging throughout the church.</li> </ul> <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• All in good condition.</li> </ul> <p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul>	
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11.7 FIXTURES, FITTINGS AND FURNITURE


	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• The pews, and choir stalls are all pitch pine.</li> <li>• The Stone Font with timber decorative lid, located in the north west corner of the Nave.</li> <li>• The alter and alter rail are carved oak, located in the west of the Chancel.</li> <li>• There is a brass eagle lectern, located near the arch between Chancel and the Nave.</li> <li>• There is a timber pulpit in the south east corner of the Nave.</li> </ul>	
		



	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• Pews and choir stalls all appear secure and in sound condition.</li> <li>• The pulpit is sound and stable.</li> <li>• The font appears in good condition.</li> <li>• The alter appears sound.</li> <li>• The brass eagle is in good condition.</li> </ul>	
	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• None.</li> </ul>	

11.8 ORGAN

	<p><b>Description</b></p> <p>The organ, is a 2 manual 15 stop pipe instrument built by Nelson &amp; Co. Durham, and is located in the north east corner of the Nave.</p> <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>The logbook indicates the Organ was last serviced in July 2017. Some emergency repair works were carried out in February 2018 and it was tuned in March 2018.</li> </ul> <p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>Continue regular tuning and servicing by a specialist.</li> </ul>	<p>M</p>
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12. CHURCHYARD AND ENVIRONS

	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>There is a large churchyard with the majority situated to the east of the church. The church yard is closed and maintained by the Local Authority.</li> <li>The perimeter boundary to the west is a solid brick wall</li> <li>The northern boundary consists of a mix of brick wall, stone wall and timber fencing.</li> <li>The eastern boundary consists of timber fencing to neighbouring houses.</li> <li>The southern boundary with the neighbouring school consists of a low brick wall to the church side and a high metal fence on the school side with planting in between. Further east the boundary changes to timber fencing when bordering houses.</li> <li>Footpaths around the church are tarmac</li> <li>There are gravel margins around the church walls up to the footpath.</li> </ul>	
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	<ul style="list-style-type: none"> <li>• There is a concrete entrance driveway into the church grounds with concrete kerb edging, an area of hardstanding for a couple of cars to park which consists of a mix of concrete and gravelled areas.</li> </ul>	
	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>• The concrete drive is in poor condition, there are numerous cracks and damaged patches.</li> <li>• The concrete kerbs along the drive are damaged and have been knocked out of place in areas.</li> <li>• Tarmac paths do not have pin kerb edges which has resulted in the grass creeping onto path</li> <li>• Paths are uneven, loose and have moss growth on them.</li> <li>• Face of brickwork boundary wall (west), is delaminating on the churchyard side of the wall.</li> <li>• Stone boundary wall (south) is leaning slightly inwards.</li> <li>• Timber fences appear sound.</li> </ul>	

		
	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>• A separate report will be produced for the hand standing.</li> <li>• Monitor the delamination of the brick face to the west boundary wall.</li> <li>• Monitor the southern stone boundary wall for any further movement.</li> </ul>	<p>M</p> <p>M</p>

## 13. SERVICES

	<p><b>Description</b></p> <p><b>Heating System</b></p> <ul style="list-style-type: none"> <li>As reported in the previous QQ report, <i>this consists of 5 temcana balanced flue gas fired convectors. The gas heaters are serviced annually.</i></li> </ul> <p><b>Electrical System</b></p> <ul style="list-style-type: none"> <li>As reported in the previous QQ report, <i>this is a single phase and earth 100 Amp rated supply which is protected by an 80 Amp Current Operated Earth Leakage Circuit breaker.</i></li> <li><i>Distrubution is by PVC cables, partially in surface mounted PVC trunking. Individual circuits are protected by miniature circuit breakers.</i></li> <li><i>There is a separate automatic restart control for the external clock which is maintained by the Parish Council.</i></li> </ul> <p><b>Fire Precautions</b></p> <ul style="list-style-type: none"> <li>There are several fire extinguishers in the building.</li> <li>2 x 2kg ABC Dry Powder sited near entrance</li> <li>1 x 2kg Powder in kitchen and fire blanket</li> <li>1 x 6 litre AFF Foam in Vestry</li> </ul> <p><b>Lightning Conductor</b></p> <ul style="list-style-type: none"> <li>There is no evidence of a lightning protection system on the roof.</li> </ul>	
	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>The log book indicates the gas heaters were last serviced in December 2017.</li> <li>The log book indicates a new smart gas meter was fitted in April 2016.</li> <li>The log book indicates the fire extinguishers have been regularly checked, last checked May 2017.</li> </ul>	

	<ul style="list-style-type: none"> <li>The log book indicates the alarm system was last serviced in June 2017.</li> </ul>	
	<p><b>Repair Needs</b></p> <ul style="list-style-type: none"> <li>Consider a lightning protection system to be installed.</li> <li>Continue regularly servicing on gas, electrics, fire extinguishers, alarm system.</li> </ul>	<p>E</p> <p>M</p>

#### 14. SUMMARY OF REPAIRS

Please note that this list should not be read in isolation, but in the context of the detailed observations and recommendations contained in the report.

Budget costs given are indicative and for guidance only. A broad cost range has been suggested because the manner in which the works are procured will affect the likely cost. Detailed quotes should be sought by the PCC for financial planning and procuring repair works. The Author can assist with this process if required.

Category	Comment	Budget Cost
<b>A</b> Urgent, requiring immediate attention	None	0
<b>B</b> Requires attention within 12 months	<ul style="list-style-type: none"> <li>It is not clear whether corbels are relying on dentils for support. We suggest a structural engineer has a look at this.</li> </ul>	£500 To £1,000
<b>C</b> Requires attention within the next 18-24 months	<ul style="list-style-type: none"> <li>Any broken stones or holes that are compromising the walls ability to shed water, such as adjacent to the vestry door, should be pointed with lime mortar – longer term PPC should consider stone replacement.</li> <li></li> </ul>	£1,000 To £2,500
<b>D</b> Requires attention within the QQ period	<ul style="list-style-type: none"> <li>Repoint vertical joints in ridge tiles, and at the same time, check that they are soundly bedded, and taking remedial action as required.</li> <li>Consider re-painting downpipes</li> <li>Repoint open joints to plinth course and course above, with suitable lime mortar.</li> <li>Repointing to porch gable corbel stones required and open joint at top of arch surround, using a suitable lime mortar.</li> <li>Consider pointing the hole in the stone behind the light fitting to the porch to avoid water ingress.</li> <li>The vestry door would benefit from repainting to prolong its lifespan and prevent water ingress, particularly as the door is blocked up internally. Any flaking paint should be removed first.</li> <li>Silicone sealant around door frame to be replaced</li> </ul>	£4,500 To £6,500
<b>E</b> A desirable improvement with no timescale	<ul style="list-style-type: none"> <li>Suggest PPC to consider a programme of spot stone replacement to corbels, dentils, string course etc along the lines of the replacement previously undertaken to the west gable.</li> <li>Consider a lightning protection system to be installed.</li> </ul>	Obtain Quote  Obtain Quote
<b>M</b> Routine maintenance	<ul style="list-style-type: none"> <li>Monitor slates and refix any which continue to slip, or are blown off.</li> </ul>	Not applicable



Category	Comment	Budget Cost
	<ul style="list-style-type: none"> <li>• PCC should also monitor stonework for further degradation – any stones at high level at risk of falling should be immediately attended too.</li> <li>• Any delaminated render to window surrounds should be knocked off.</li> <li>• Monitor cracking to arched door surround.</li> <li>• Monitor staining to the East Gable window internally.</li> <li>• PCC to ensure use of grit to areas around porch in freezing weather to reduce slip hazard.</li> <li>• Monitor staining around the arch junction between Chancel &amp; Nave.</li> <li>• Brush off the worst of the efflorescence and monitor the area for reappearance.</li> <li>• Continue regular tuning and servicing by a specialist.</li> <li>• Monitor the delamination of the brick face to the west boundary wall.</li> <li>• Monitor the southern stone boundary wall for any further movement.</li> <li>• Continue regularly servicing on gas, electrics, fire extinguishers, alarm system.</li> </ul>	

## 15. MAINTENANCE PLAN

The following is a guide to guide to checks and routine maintenance.

- **REGULAR CHECKS**
  - Visual check of gutters, downpipes, gullies and roofs, especially when raining.
  - Clear snow
  - Keep soil and planting clear of rainwater gullies.
- **SPRING**
  - Destroy any vegetation growing up the walls or nearby.
  - Remove any moss growth from the top surfaces of the buttresses.
  - Arrange for boiler to be serviced.
  - Check for signs of insect infestation in roof timbers
  - Arrange for gutters, downpipes, gullies and roofs to be cleared.
  - Arrange for the organ to be inspected and tuned.
- **SUMMER**
  - Cut grass in churchyard at regular intervals (by local authority)
  - Cut back any ivy on trees
  - Cut back any vegetation growing on churchyard boundary walls
  - Ensure all low level ventilation bricks and gullies are kept free from vegetation.
  - Inspect belcote and roofs, making sure that they're in good order, watertight, and with clear gutters.

- Re-check heating installation before Autumn.
- AUTUMN
  - Arrange for gutters, downpipes, gullies and roofs to be cleared.
  - Remove moss growth from the top surfaces of the buttresses.
- ANNUALLY
  - Carry out formal inspection of the church and its furnishings
  - Arrange for servicing of fire extinguishers
- EVERY FIVE YEARS
  - Remember that the quinquennial inspection is due.
  - Arrange for the electrical system to be tested.
  - Repaint the churchyard railings.

## 16. ADVICE TO THE PCC

- This is a summary report; it is not a specification for the execution of the work and must not be used as such.
- The professional adviser 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.
- Contact should be made with the insurance company to ensure that cover is adequate.
- 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.
- **Fire Safety Advice** can be found at:

<http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church/health-safety-security/fire-precautions>

- **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 log book.

- **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 Log Book.

- **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 Log Book.

- **Asbestos**

A suitable and sufficient assessment 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:

<http://www.churchcare.co.uk/churches/guidanceadvice/looking-after-your-church/health-safety-security/asbestos>

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.

- **Equality Act**

The PCC should ensure that they have understood their responsibilities under the Equality Act 2010. Further details and guidance are available at

<http://www.churchcare.co.uk/churches/open-sustainable/welcomingpeople/accessibility>

- **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.

- **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:

<http://www.churchcare.co.uk/shrinking-the-footprint/taking-action/wildlife/bats>

- **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:

<http://www.churchcare.co.uk/churches/open-sustainable>, and

<http://www.churchcare.co.uk/shrinking-the-footprint>

17. APPENDIX 1 -