QUINQUENNIAL INSPECTION REPORT - APRIL 2021

THE PARISH CHURCH OF

SAINT MICHAEL AND ALL ANGELS

FRONT STREET, ESH, CO. DURHAM, DH7 9QY

The Parishes of Esh, Hamsteels, Langley Park and Waterhouses
Archdeaconry of Durham, Diocese of Durham
Incumbent: Reverend Michael J. Peers

Report prepared by

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1. EXECUTIVE SUMMARY

This inspection was carried out on 23rd April 2021. The weather was sunny and dry, c.12^{o}C, and there hadn't been any significant rain for some weeks. This was the author's second QQ inspection of the church, the first being in December 2014. Previous inspections between 1989 and 2009 were carried out by Christopher Downs B.Arch RIBA, and the 2009 report was available to the author in the preparation of the 2014 report.

The church is generally in good condition. The roofs and rainwater goods are performing as intended and require only a little attention. The stone walls are generally dry externally but would benefit from some repointing in the period. Internally, the plasterwork and decoration has suffered from a persistent dampness which is probably caused as much by condensation as by rising damp and rainwater ingress. The new heating system should help alleviate this, and consideration can be given to redecoration.

The windows are all in reasonable condition although three would benefit from new polycarbonate protection. The doors are all sound, but the stone surround to the main entrance is continuing to weather badly despite the repairs to the roof of the Porch. In time, a stone repair and replacement project will be necessary, and to assist with long term programming, a photographic survey and quote for repair work has been included at the end of this report.

Internally, the furniture and fittings are sound and secure. The organ needs some repair work if it is to be used, and a more permanent repair to the hatch over the basement heating chamber is needed to ensure the safety of people circulating around the font whilst also providing access for inspection.

This report is formatted into the layout recommended by Churchcare.

2. PREVIOUS INSPECTIONS

The last inspection was carried out by the author in December 2014. The following summary points were highlighted in the report:

- The church was generally in good condition.
- The roofs and rainwater goods were performing as intended and only required a little attention.
- The stone walls would benefit from some repointing, and internally the plasterwork and decoration was suffering from general persistent dampness. Of greater concern was the stonework around the porch door which was badly weathered, and a photographic survey and quote for repair work was included in the report.
- The hatch to the basement heating chamber needed a repair to ensure the safety of people circulating around the font.

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:

- Fire extinguisher inspections in September 2015 and August 2016.
- Organ repairs in March 2015, May 2015 and August 2015.
- Boiler service in November 2015 and October 2016.

- Repairs to the trap door behind the font in June 2016.
- PAT testing, and repairs to outside flood lights in February 2017
- Lighting protection system testing and upgrade in March 2021.

In addition to the works recorded in the log book, Rev. Peers advised the author that the Vestry walls have been repointed in recent years. Also, 4 or 5 large fir trees have been removed from the church yard by the council.

4. BRIEF DESCRIPTION

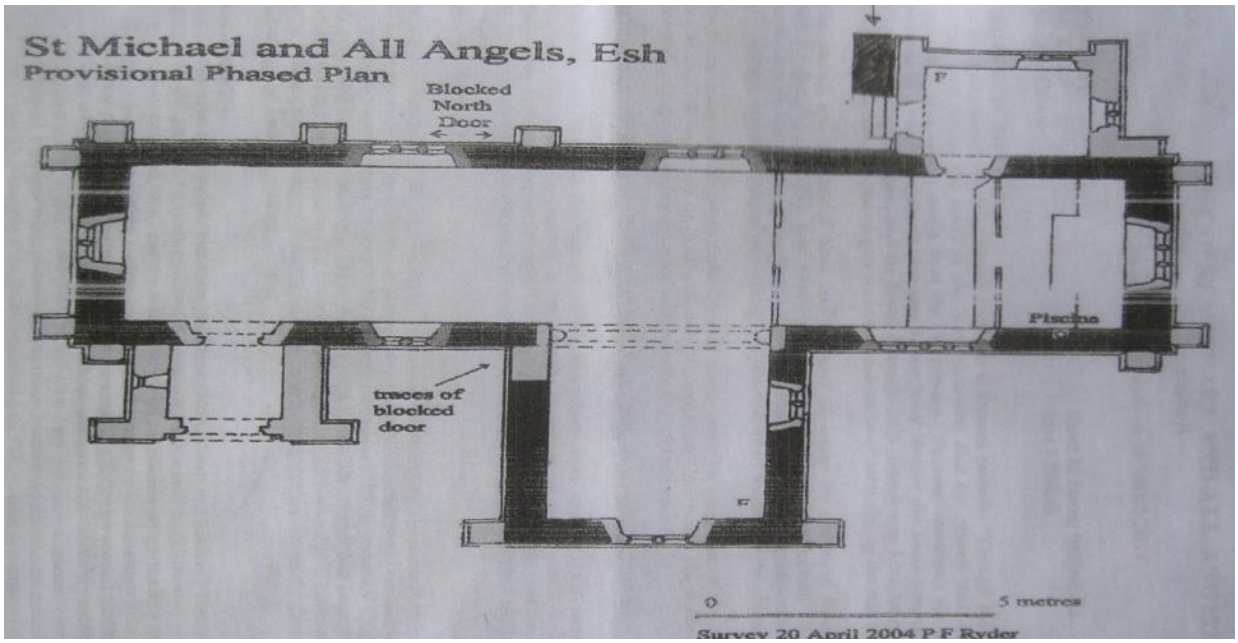
All Saints Church is located on Front Street in the centre of Esh in County Durham.

> *Though the church is of medieval origin, and a tablet in the Nave records that it was rebuilt in 1770, it now appears to date almost totally from the 19th/20th Centuries. This is the result of major restorations in 1850 (George Pickering – including addition of the Porch, Vestry and bellcote) and 1906 (Charles Hodgson Fowler) together with alterations to the windows in 1890. Apart from indeterminate areas of general walling (the external plinth seems original) a medieval piscina survives in the south wall of the chancel and other fragments that may be medieval include the inner jambstones of the south and west windows of the Nave. Monuments within and outside the church confirm antiquity, of the site at least.*
>
> *The church now consists of Nave and Chancel all under the one roof, South Transept and South Porch adjoining the Nave, and Vestry on the north side of the Chancel. A small stone bellcote surmounts the West gable. The prevalent style is fairly nondescript Gothic revival but one of the restoration architects enjoyed something of a flourish when it came to the chimney stacks.*
>
> *Roofs are covered with green Lake District slating, with the exception of the sandstone slates on the Porch, and the walls of local yellow-buff sandstone. Internally, the walls are plastered and the facetted ceilings are timber boarded with moulded or chamfered ribs."*
>
> (Extracts from Report on Quinquennial Inspection by Christopher Downs, 2004)

The church is used with the liturgical orientation.

5. PLAN OF THE CHURCH

A copy of the 2004 plan by P.F.Ryder is included at the back of this report for reference, indicating construction phases of the church, and a reduced version is provided here.



6. LISTING STATUS AND CONSERVATION AREA STATUS

St. Michaels and All Angels is a Grade II listed building under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. Details of the listing are as follows:

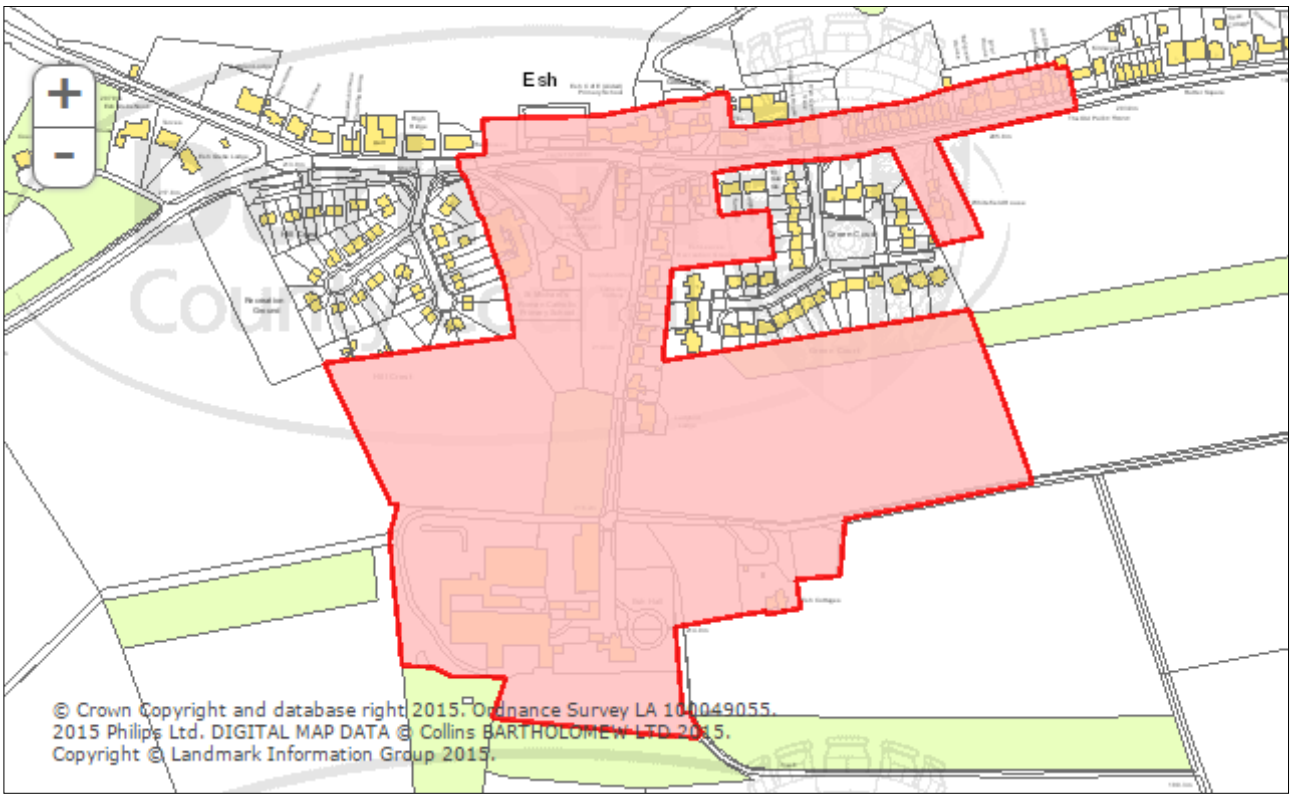
List entry Number:1185953 Date first listed: 17-Jan-1967

Parish church. 1770 rebuilding, dated on interior, on medieval site; extensive alterations in 1850; south porch added 1884. Coursed squared sandstone rubble, thinly rendered in places, with ashlar plinth and dressings; roof of graduated Lakeland slates, and porch roof stone-flagged,with stone gable copings. Nave with south porch and transept; chancel with north porch. Gabled porch has chamfered, cusped 2-centred-arched surround to boarded door with ornamental hinges, in shafted, roll-moulded arch with leaf-stopped dripmould; side buttresses, stone cross finial. Nave has Perpendicular style 3-light north window, 2 cusped south windows; 2-light west window with bar tracery, and blocked spherical-triangular window above, under gabled bellcote with fleur- de-lys finial. Transept has 2-light Decorated-style window under gable with side buttresses, and paired lancets in east wall; external chimney-stack at south-east. Chancel has 4-light Perpendicular-style south window, 3-light Decorated-style east window. Paired cusped ogee lights in north porch and shouldered arch and lights on north front; external chimney stack. Stone cross finials; medieval-style chimneys.

Interior: inner porch has trailing iron foliage decoration. Painted plaster with ashlar dressings; boarded dado beside pews; boarded, panelled roof on cornice, with Tudor-flower bosses on chancel panels. Chamfered transept arch with similar inner arch on corbelled round shafts. Low square-headed piscina, slightly-chamfered, in south chancel wall. Hollow-chamfered rere arches and 2-centred-arched vestry door. Organ in transept. Glass includes south nave window by G.J. Baguley, north nave war memorial by Atkinson Bros., both of Newcastle upon Tyne. Lee memorial in transept by H.M. Barnet of the same town. Plaque in nave signed Walker and Emley, and dated 1884 for gift of porch

and transept window in memory of former vicar. Early C14 effigy, against south wall of transept, has slightly-eroded costume detail; headless effigy of child wrapped in christening cloth on south window-sill of transept.

Conservation Area



The Esh Conservation Area

The Church lies within the Esh Conservation Area, which was designated in 1975. In conservation areas, you must get permission from the Local Planning Authority before you can make certain changes that would not normally require permission elsewhere. As a general guide, the following works require permission. However, you are advised to contact the LPA for specific guidance relating to your proposals.

- Works to extend buildings, clad external walls, alter a roof, insert dormer windows or put up satellite dishes.
- The demolition of almost any building.
- Work to trees including felling, topping and lopping.
- The display of advertisements which may have a significant visual impact.

At St. Michaels and All Angels, the most likely impact of the Conservation Area relates to works to trees, of which there are a number in the Church grounds.

7. MAINTENANCE RESPONSIBILITY

Responsibility for the maintenance of the church lies with the PCC. The churchyard is closed and Durham County Council are maintaining it.

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 an anti-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

Bell-cote

Description

- A small stone bell-cote, as an extension of the West gable.
- Coping stones at the top of the wall are integral to the horizontal stone coursing.
- Bell aperture, complete with bell and bellrope.
- Lightning conductor rod on top, in lieu of stone finial.

Condition

- The 2009 report notes that the bell-cote was completely repointed between the 1994 and 2000 inspections, and the bell being remounted with new fittings, bearings, etc.
- Pointing remains in a sound condition.
- There are some large chips of stone missing from the projecting edge of the water tabling.
- Lightning conductor tape appears to be secure.
- Two of the lower lead step cover flashings on the South East side of the bell-cote have come away, probably due to natural weathering opening up the stone joints they were bedded into. In fact one of these remains in the gutter below. Although the lead soakers remain in place, these cover flashings do need to be replaced as soon as possible. The work will require the repointing of the stone joints in this area.
- There is a missing stepped cover flashing on the North East side of the bell-cote, but this has been replaced with a mortar fillet at some point in the past, and this remains stable.

	**Repair Needs** • Re-fix lead cover flashings to prevent water ingress, and repoint stonework joints in the same location.	**B**

Southern Pitch of the Nave / Chancel Roof

	**Description** • Graduated green Lakeland slates, with stone copings at the ridge. Cut slates at valleys. Lead soakers and flashings.	
	**Condition** • Some minor delamination of slates, but generally in sound condition. Some moss growth. • A few slates missing from the ridge line which need replacing, and one or two cut slates at the valleys have slipped. • Flashings in sound condition. • Ridge tiles are delaminating and the bedding has completely come away in several locations. In the near term, this bedding can be replaced without moving the ridge tiles, although this is a temporary solution. In the medium term, more significant repairs are needed which will require all ridge tiles to be removed and re-bedded, and some replacement of tiles is to be expected.	

	**Repair Needs** • Repair pointing / bedding to ridge tiles. • Replace the missing slates at the ridge line. • In the medium term, the stone ridge tiles should be removed and re-bedded. It is expected that some ridge pieces will need to be replaced, and this should be on a like for like basis, rather than resorting to clay products.	B B D

Porch Roof

 	**Description** • Graduated sandstone slates with stone copings at the ridge. • Lead soakers and flashings up against the Nave. • Mortar fillet over lead soakers at the abutment with the South gable of the porch.	
	Condition • The previous report indicates this was stripped and recovered in 2005, and the roof remains in good condition. • As noted in the last report, the mortar fillet is pulling away from the South gable creating a route for water ingress. However, the fillet itself remains generally sound.	
	Repair Needs • Seal the gap between the mortar fillet and the South gable to prevent water ingress.	C

Transept Roof

	Description • Graduated green Lakeland slates, with stone copings at the ridge. Cut slates at valleys. Lead soakers and flashings.	

 	**Condition** • Some minor delamination of slates, but generally in sound condition. Some moss growth. • One broken slate on the West slope. • Flashings in sound condition • Flashings behind the chimney are not visible from the ground, but appear to extend an appropriate height. • Ridge tiles are soundly bedded and pointing is complete. • Moss growth, particularly in the region of the chimney, is becoming excessive.	
	Repair Needs • Replace broken slate. • Remove moss growth.	C D

Vestry Roof

	**Description** • Graduated green Lakeland slates, with stone copings at the ridge. Lead soakers and flashings. • Roof pitch is on the low side for slate roofing.	
	Condition • Slates generally in sound condition. One broken slate visible. • There is the start of some vegetation growth at the lower part of the roof, and behind the chimney. This should be removed before it takes hold.	
	Repair Needs • Replace broken slate. • Remove vegetation from roof slope.	C C

North Pitch of the Nave / Chancel Roof

Description

- Graduated green Lakeland slates, with stone copings at the ridge. Lead soakers and flashings.

Condition

- Some minor delamination of slates, but generally in sound condition.
- Some moss growth, becoming excessive towards the West end.
- Flashings in sound condition.
- Ridge tiles are delaminating, as noted above. Pointing has been carried out in recent years, although some bedding has fallen out in some locations, particularly towards the West end.

Repair Needs

- Remove excessive moss growth. D

10.2. RAINWATER GOODS AND DISPOSAL SYSTEMS

Description

- Cast iron rainwater goods are used throughout. Gutters are half-round with a bead along the top edge, fixed with iron brackets set into the masonry. Downpipes are circular with integral sockets and brackets.
- Lead valley gutters sit behind the chimneys to the Transept and the Vestry.
- Downpipes discharge to clay rainwater gulleys at ground level.

Condition

- Generally, the rainwater goods are in sound condition. It should be noted that this inspection was made after a long dry spell of weather, so the opportunities for checking for leaks was greatly reduced.

- There is some debris backed up in the gutter between the Porch roof and the western buttress. There is vegetation growing in the gutter at the junction of the Nave and Transept roofs to the right of the Porch. Just above this is a piece of mortar that has fallen from the ridge and is blocking the lead valley. All this should be easily cleared.
- The gutter outlet on the West face of the Transept has been repaired poorly with impregnated tape. Whilst not visually sympathetic, the repair appears to be functional.
- The gulley on the South side of the Chancel has broken. It appears to be discharging normally.
- The gutter on the South side of the Chancel has been repaired, possibly a weld/solder. The repair is functioning.
- The downpipe on the North side of the Chancel offsets at the plinth. Previously I reported standing water at the joint above the plinth, suggesting that the offset was blocked. Due to a longs spell of dry weather, it has not been possible to say if this is still an issue.

Repair Needs

- Clear debris from Porch and Transept gutters. — M
- Clear the blockage in the base of the downpipe on the North side of the Chancel. Install a wire basket leaf-guard at the gutter outlet above to reduce the likelihood of a reoccurrence. — M

10.3. PARAPETS AND UPSTAND WALLS, COPINGS, FINIALS, CROSSES

Description

- Note that the Bell-cote is covered earlier in this report (see Section 10.1)
- Copings at the top of the gable ends are typically comprised of profiled sandstone coping stones, splayed out at the top to shed water away from the wall, with regular coping stones being integral to the horizontal stone coursing.
- There is a carved stone cruciform finial at the apex of the Porch Gable and the Chancel Gable.
- There are stone chimneys, no longer in use, to the Transept and the Vestry.

Condition

- The mortar pointing between the copings to the Porch gable has weathered out, allowing the copings to slip down. It is not clear whether there are metal cramps holding the stones in place. At best, the water ingress through the copings will continue to damage the stonework of the Porch front wall. At worst, the lowest coping retaining stones will shear, allowing the whole coping to slip down.
- There is some delamination occurring to the top surface of the Porch coping stones. This is a result of natural weathering. At some point, the top surface will debond, and this may have an impact on the stones ability to shed water.
- The lowest coping stone on the West side of the Porch has broken corners at its lowest point. Although unsightly, this is probably not resulting in water ingress.
- The cross above the Porch gable is sound and is not exhibiting any undue weathering.
- The coping stones to the Transept gable are relatively sound, but would benefit from repointing to avoid them slipping.

- The apex stone at the Transept gable is weathering far faster than the adjacent coping stones because its stone 'bed' is exposed on one side. This weathering will continue slowly.
- The chimney stack at the Transept gable is sound and remains in reasonable condition. It appears to have been haunched with mortar on its top surface. This haunching was out of sight and couldn't be inspected.
- The coping stones at the Chancel gable have been displaced in the past, and some iron cramps have been installed in the South slope to address this. There is displacement in the North slope too. The pointing is weathering out in a number of locations, and the cramps have caused some copings to crack.
- The cruciform finial at the apex of the Chancel Gable is showing signs of heavy weathering. It appears to be leaning slightly to the West, although this could be an optical illusion due to the movement in the coping stones.
- The coping stones to the Vestry are soundly bedded and pointing is in reasonable condition.
- The chimney stack in the corner of the Vestry has some areas of pointing that has weathered out.
- The coping stones at the West Gable are themselves sound. However, the pointing has weathered out resulting in some slippage of the coping stones which aren't integral to the walling. This displacement has opened up some joints further, leaving the coping unable to perform its water shedding role properly. As the stones have slipped, they have debonded from their bedding. The bedding of the copings has weathered out in some locations, leaving gaps at the top of the wall.

Repair Needs

• The copings to each side of the Porch gable should be reset and repointed, possibly as part of a larger rebuilding project on the Porch front wall.	D
• The upper surface of the coping stones to the Porch gable should be monitored for further delamination.	M
• The coping stones on the Transept gable should be repointed.	D
• The apex stone on the Transept gable will benefit from replacement in the longer term.	E
• The coping stones on the Chancel gable should be repointed. At the same time, check whether they remain securely bedded and if not, they should be reset. Similarly, at the same time, check the bedding of the cruciform finial.	D
• The chimney stack at the Vestry will benefit from some localised repointing at the very top, although it appears stable	D
• The copings to each side of the West Gable should be repointed, and reset if needed, and the pointing beneath these stones repaired at the same time.	D

10.4. WALLING AND POINTING

Porch Walls

Description

- Walls are of coursed sandstone rubble with ashlar dressings, and an ashlar plinth at the base.
- The gable, which is buttressed at each side, is dominated by the elaborate gothic door surround to the main entrance door. It has a shafted roll-moulded arch with leaf-stopped drip mould, supported on plain circular pilasters.

Condition

- The pointing has weathered out of the stonework at low level in a number of locations, probably exacerbated by dampness in the stone. Repointing with a lime mortar will aid stone drying.
- The pronounced weathering of the front gable wall has continued since the last inspection. Further delamination has occurred, including the loss of edges and features.
- There is delamination of the ashlar stone which is integral with the lowest coping stone, on the left hand side.
- There is pronounced weathering of the roll-mould above the arch including chips and cracks, and also a loss of clarity in the features of the leaf-stops at each side, probably caused by excessive dampness in the wall.
- There is pronounced weathering to the right hand pilaster at its head and base.

Repair Needs

- There are some areas of stonework at low level which should be repointed using lime mortar. — D
- The gable will continue to weather slowly, and at some point some replacement stonework will be required. Weathering will certainly be reduced by dealing with water ingress from the copings noted in the previous section. — E

	• It would be worth taking some moulds of the leaf-stops at each side for replication at some point in the future. Photographs have been taken for record purposes.	D

South Elevation of the Nave

	**Description** • Walls are of sandstone rubble with ashlar dressings. The wall a buttress adjacent to the West gable, and an ashlar plinth.	
	Condition • Pointing is in reasonable condition. • There is pronounced weathering to one or two stones. There will be a need for isolated stone replacement at some point in the future.	
	Repair Needs • None at present.	

Transept Walls

	**Description** • Walls are of sandstone rubble with ashlar dressings. The gable has a buttress to each side. There is an ashlar plinth. • The gable wall has a large stone window, and the East wall has a smaller window. Both are described later in the report.	
	Condition • Walling is generally sound, although with some pronounced weathering to isolated stones, as elsewhere. There is a need for repointing at low level below the plinth line.	

 	• Some areas have been repointing poorly with cement-based mortar and this is exacerbating the stone degradation. • The cracking in the wall at the head of the Western buttress, noted in the last report, and which has been patched with cement mortar, appears to be worsening. This should be repointed to limit any water ingress. • The area of stonework to the Western side of the gable window still needs repointing. The stonework continues to weather badly here, exacerbated by previous use of cement mortar. • The remains of an inset sundial can be seen to the left of the gable window, although it is badly eroded. • An area of stonework to the left of the window on the side of the Transept is in need of repointing.	
	Repair Needs • Repoint the crack at the head of the buttress on the left-hand side of the gable. • Carry out localised repointing to areas identified.	D D

South Elevation of the Chancel

	**Description** • Walls are of sandstone rubble with ashlar dressings, and plinth. The wall has a large four part window (described later). Ashlar water tabling at sill level	
	Condition • Walling is generally sound, although with some pronounced weathering to isolated stones, as elsewhere. • Some areas have been repointing poorly with cement-based mortar and this is exacerbating the stone degradation.	

	• Some of the lower parts of the wall around the plinth are in need of repointing.	
	Repair Needs • Carry out localised repointing to areas identified.	D

East Gable of the Chancel

Description

- Walls are of sandstone rubble with ashlar dressings, and plinth. The gable has buttresses at each side. The wall has a large window (described later). Ashlar water tabling at sill level
- There is a roof ventilator at high level with a wire bird guard.

Condition

- Walling is generally sound, although with some pronounced weathering to isolated stones, as elsewhere.
- Some areas have been repointed poorly with cement-based mortar and this is exacerbating the stone degradation.
- Stonework at high level beneath the copings would benefit from repointing.
- Some of the lower parts of the wall around the plinth are in need of repointing.
- There is some staining beneath the window caused by runoff from the window grille.
- There is some cracking in the mortar fillets where the buttresses at the North East corner meet the main wall, perhaps indicative of some movement.

Repair Needs

- Carry out localised repointing to areas identified.

D

Vestry Walls

Description

- Walls are of sandstone rubble with ashlar dressings, and plinth. The side walls each have a buttress.
- There is a flue through the North elevation for the oil boiler.
- An oil tank is installed on a rendered blockwork (or concrete) base beside vestry door.

Condition

- Walling is generally sound, although with some pronounced weathering to isolated stones, as elsewhere.
- The walls have ben repointed recently. It does look to have been well executed, although it is not known whether cement or lime mortar was used. The pointing does seem very hard. Given the softness of the stone, a feeble lime mortar mix should be used, with appropriate aggregates.
- The oil tank plinth is unsympathetic to the church and would benefit from being faced with stone or screened from view.

Repair Needs

- Carry out localised repointing to areas identified. D
- Face the oil tank plinth with stone, or screen it. E

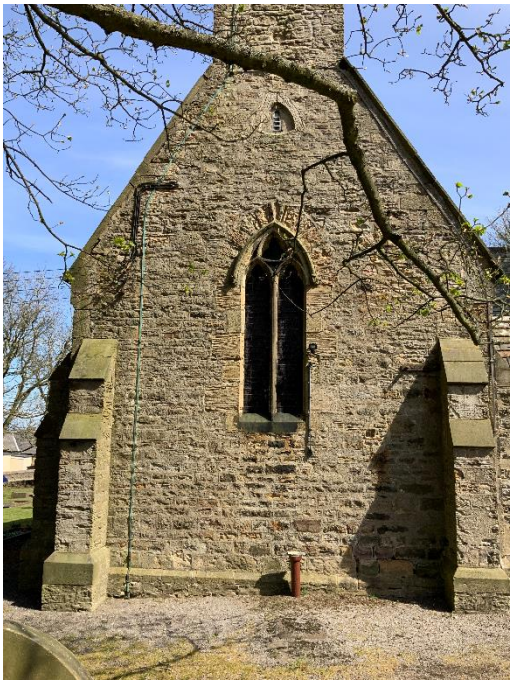
North Elevation of the Nave / Chancel

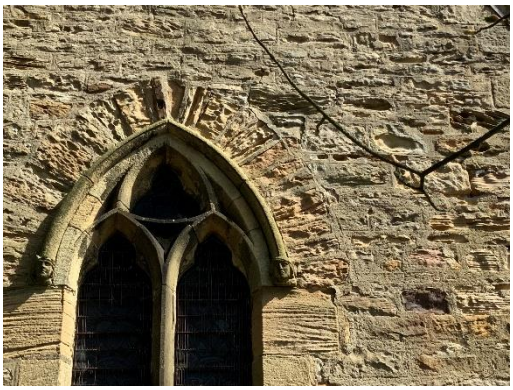
Description

- Walls are of sandstone rubble with ashlar dressings. The wall has three buttresses and an ashlar plinth.

 	**Condition** • Walling is generally sound, although with some pronounced weathering to isolated stones, as elsewhere. • Some areas have been repointing poorly with cement-based mortar and this is exacerbating the stone degradation. • Stonework at plinth high level would benefit from repointing.	
	Repair Needs • Carry out localised repointing to areas identified.	D

West Gable of the Nave

	**Description** • Walls are of sandstone rubble with ashlar dressings. The wall has two buttresses at the corners, and an ashlar plinth. • Gable has a large window with stone surround (see later section), a bell-cote (see earlier section) and a roof void ventilator set in a gothic-triangle ashlar dressing. • The elevation has a lightning conductor tape dropping from the bell-cote, and electrical cable connections from a nearby pole.	
	Condition • The walling is sound, but there is considerable weathering of the surface, resulting in pitting and hollowing of the stone face. This stone loss is pronounced in some places, notably the head of the arch over the window and an area to the right of this.	

  	There are a couple of stones at knee level which are also weathering poorly. See photo. • This is being exacerbated by the hard cement pointing which has been applied at some point in the past. Removal of the pointing will cause further damage to the stone face so it should be left to weather away. Isolated stone replacements will be required at some point in the future. • There are some isolated areas of walling, particularly below the copings and on the buttresses that would benefit from repointing. • The long crack in the walling running from the window head upwards for about six feet does not appear to have propagated further since the last report. However this should continue to be monitored. • The cables and lightning cable attached the elevation appear soundly fixed.	
	Repair Needs • Carry out isolated areas of repointing, using lime mortar. • Monitor the cracking in the wall above the window head.	D M

10.5. DOORS, WINDOWS AND SURROUNDS

Doors

	Description • Doors are framed and boarded doors with decorative iron hinges, with a woodstain finish.	
	Condition • The front entrance door (D1) is in good condition. The latch and the lock are both in working order. • The iron hinges are secure, but for some reason there are three studs missing from the uppermost	

D1 (above) D2 (below)

hinge, although there are obviously sufficient studs in place to take the weight of the door because it hasn't dropped.

- The front door has a crack, noted in the last report, which seems to be getting bigger. This is manifesting itself as a large splinter which should be secured to expel water.
- The front door would benefit from a new coat of preservative woodstain, particularly in the splash zone at the base where it is degrading.
- The exterior door to the vestry (D2) is in sound condition. There is pronounced weathering to the stone arch, particularly around the keystone, although no remedial action is needed now. There is an outer iron security gate which doesn't latch to the stonework and so moves freely. The timber door has preservative woodstain which is failing at the base of the door and it would benefit from replacement. The weatherbar at the base of the door has completely come away and needs to be replaced.

Repair Needs

- Glue the large splinter at the top of the front door with a suitable exterior grade wood glue. C
- Repaint the front door with preservative woodstain. C
- Repaint the rear vestry door with preservative woodstain, and replace the weatherbar at the base. C

Windows

W1

W2

W3

Description

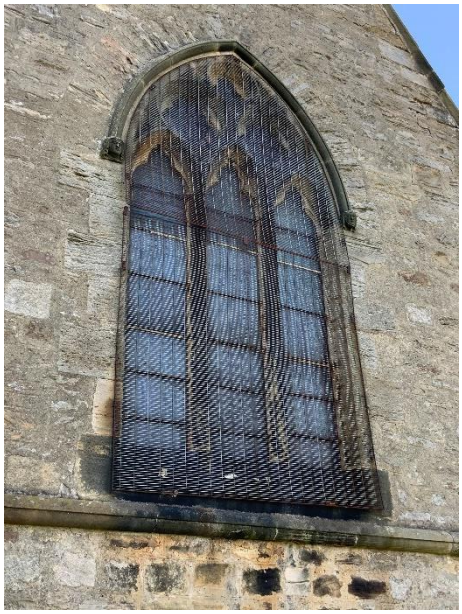
- Windows are typically leaded glass set into an ashlar sandstone surround.
- Many of the windows in the church have stained glass dating from the 19th and 20thC.
- Most windows have some form of guarding, typically polycarbonate or wire mesh.
- The large windows on the gable ends (Nave, Transept and Chancel) all have drip moulds which end in sculpted stops (leaf or head motif)
- There is a small quatrefoil window (W1) with stained glass into the porch.

Condition

- There is no significant change to the condition of the windows from the last report.
- The small quatrefoil window (W1) is in sound condition, although there is some surface pitting on the stone, probably due to particles of iron in the stone.
- The two pane stained glass window (W2) on the South side of the Nave is in sound condition. The polycarbonate protection is secure, although cloudy.
- The large window (W3) in the Transept is in sound condition. The polycarbonate is cloudy. There has been some historic movement in the stone tracery at the head, but is no cause for concern.
- The side window (W4) in the Transept is in sound condition. The polycarbonate protection is secure. There is some historic movement in the stone mullion, visible from inside and out, and this should be monitored.
- The south window (W5) in the Chancel is in sound condition. A wide 4 bay stained glass window of the Four Evangelists, it has secondary glazing externally, putty fixed to the stone. There is some slight weathering to the exterior stone mullions.

W4

W5



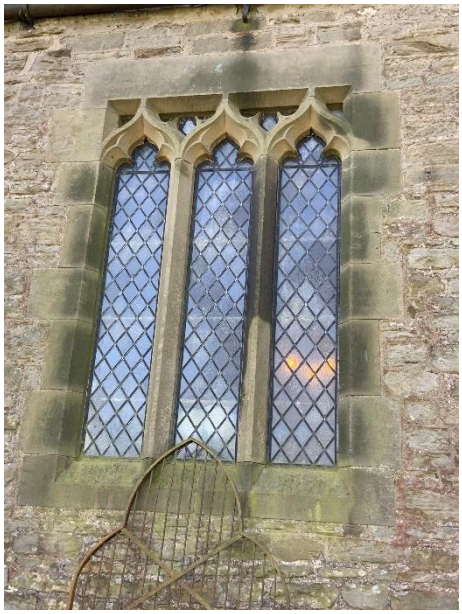
W6

W7

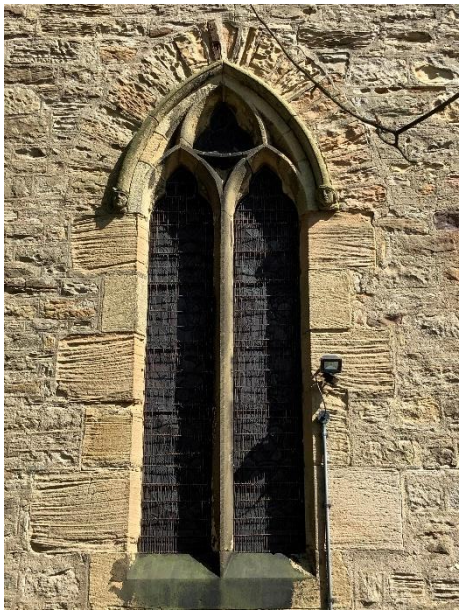
Internally, a cement mortar repair above the sill is causing delamination in the stone.

- The east window (W6) in the Chancel is in sound condition. It is a tall tripartite window with three trefoil panes above. Externally, the window has unsightly metal mesh guarding which is rusting and staining the stonework beneath. The mesh is distorted and is pulling away from the wall in a couple of locations. It needs replacing, preferably with polycarbonate. The stone mullions behind appear to be weathering, although it's hard to see clearly behind the mesh. Internally, the stone is delaminating in places, leaving a deposit of dust on the reredos panelling in the Chancel. There appears to be a small crack in the stained glass in the bottom right hand side of the window.
- The east window (W7) into the Vestry is reasonable condition. A two-part plain-glazed window, the stone lintel has a pronounced crack at the head. The crack has been pointed in the past, suggesting it's not recent. There is a sizeably pit on the right hand side of the stone mullion, and a hairline fracture running up its centre. This lintel and mullion should be monitored for further cracking and/or movement. The putty around the glazing is cracking and will need replacing, but not imminently.
- The north window (W8) in the Vestry is in sound condition. A two-part plain-glazed window. The pointing is weathering out of the stone surround. There is a hairline crack to the lintel. There is an old compound repair to the central mullion which unattractive but remains stable. The putty around the glazing is cracking and will need replacing, but not imminently.
- The easternmost window (W9) to the north wall of the Nave is in sound condition. A three part window with plain leaded glass. The stone surround is in good condition. There is no protection to the glass which should be remedied.
- The westernmost window (W10) to the north wall of the Nave is in sound condition. A three part window

W8



W10



W11

with stained glass. The stone surround is in good condition. There is polycarbonate protection.

- The west window (W11) in the Nave is a large bipartite window with trefoil above. The stone surround is weathering poorly at the head, particularly around the keystones, and the pointing has weathered out of the stone tracery. There has been some displacement in the stonework here, and there is a crack running through the wall vertically from the right hand side of the arch, suggesting historic movement. The metal mesh over the window is rusting and staining the sill and wall beneath. The guarding offers little protection to the stained glass. This should be replaced, preferably with polycarbonate.
- Internally, there is some minor damage to the stained glass of W11. A small piece of glass is missing from the right hand panel, and there is some distortion and minor cracking.

Repair Needs

- The east window (W6) in the Chancel should have its guarding replaced, preferably with polycarbonate. — E
- The lintel over the east window (W7) in the Vestry should be monitored for movement. — M
- Fit polycarbonate protection to the easternmost window (W9) to the north wall of the Nave. — E
- The west window (W11) in the Nave should have its guarding replaced, preferably with polycarbonate. The stone surround and tracery to should be repointed with lime mortar to protect it from further displacement and weathering. — E

10.6. BELOW GROUND DRAINAGE

Description

- There is no WC facility in the church, and therefore no foul water drainage system.
- There are no manholes in the grounds of the church, so it is assumed that rainwater gullies discharge to local soak-pits.
- There is a raised bed between the Porch and the Transept, and the three downpipes here discharge to the soil. It would be preferable to lower the level of this bed, and to ensure free draining soil or gravel.

Condition

- The state of the surface water drainage system can't be assessed, except to say that all gulleys appear to be emptying.

Repair Needs

- Gullies should be kept clear of leaves at all times. M

11. INTERIOR

11.1 ROOF, CEILING VOIDS AND VENTILATION

There is a partial void above the ceilings of the Nave, Chancel and Transept, but no means to safely access these. Therefore, at this time, no inspection has been made. There is an access hatch in the ceiling at the West end of the Nave and it's recommended that a roofing contractor inspect when available.

11.2 ROOF STRUCTURES AND CEILINGS

Description

- The Porch has an open timber roof structure with softwood boarding. All timberwork has been treated with decorative woodstain.
- The roof structure over the Nave, Chancel and Transept is concealed by painted timber boarding.
- The ceilings in the Nave and Chancel are continuous. The painted timber boarding is decorated on the underside with timber mouldings, presumably on the line of trusses, and these are painted to contrast, brown in the Nave and blue in the Chancel, with additional gold painted timber bosses in the Chancel. There is a brown painted timber cornice at the top of the wall.
- The ceiling in the Transept is similarly of painted timber boarding with contrasting timber mouldings.
- There is no ceiling in the Vestry, and the simple lean-to roof structure is visible. The underside of the sarking boards are painted white, together with the rafters and the purlin at mid-span.

Condition

- The roof structure and ceiling in the porch is in good condition. The 2009 report notes that woodworm treatment was carried out in conjunction with the roof repairs in 2005.
- The ceilings in the Nave and Chancel have considerable discolouration and mould growth due to condensation. There are some areas with pronounced discolouration, but the reason could

	not be ascertained. There are some areas of pronounced colour variation which are unsightly. • The ceiling in the Transept is discoloured and is showing some mould growth too. • The roof structure above the Vestry is sound, although the painted timberwork is discolouring as elsewhere.	
	Repair Needs • The ceilings in the Nave, Chancel and Transept need to be repainted. Care should be taken when specifying appropriate paints. • Take note that historic paintwork may contain lead, and thus any work carried out should be done by experienced tradespeople using appropriate methods.	E

11.3 INTERNAL WALLS

	**Description** • The walls in the porch are pointed coursed rubble stonework. • The walls in the Nave, Chancel and Transept are painted plaster with expressed stone detailing around windows and doors. • There is an expressed stone arch at the entrance to the Transept. • The walls in the Vestry are exposed stonework, with some areas plastered.	
	Condition • There has been little change to the internal walls since the last inspection. Rev.Peers believes the new heating system is reducing the general level of humidity. There is a need for redecoration generally. • The porch walls are in sound condition, although they have been repointed at some time in the past	

with cement-based mortar which is not recommended for solid masonry walling.

- The walls in the Nave and Chance are in sound condition, although they would benefit from some remedial works.
- Decoration at low level is flaking due to dampness in the masonry, particularly along the West wall. There are also some patches of staining and damage at higher levels where iron based nails have rusted in the wall and, and the plaster face has blown.
- There are some undecorated patches of plaster repair which would benefit from painting.
- There appears to be an area of new plaster above right of the arch to the transept. This would benefit from painting.
- The stone archway at the entrance to the Transept has some small areas of delamination, probably due to water ingress in the past. There is nothing of concern here unless the stone continues to degrade. The water ingress has is causing paint to flake on the plaster on the Transept side of the arch at high level.
- The gable end of the Transept has some flaking paint at high level, and some areas of spalling plaster at low level probably caused by rising damp. Similar flaking paint is apparent on the East wall.
- There is a long vertical crack in the plaster in the South West corner of the Transept, running from eaves height all the way down to the timber paneling. This was identified in earlier reports, and should be monitored. It is likely the result of structural movement in the masonry walls.
- Paintwork at high level in the Chancel is failing in some areas, notably on the South side above the Chancel screen, probably due to dampness in the masonry. Hopefully the new heating system will help alleviate this type of problem.
- Walls in the Vestry are generally sound, although they have suffered from a patchwork of repairs,

 	most recently due to the installation of the new heating system.	
	Repair Needs • The Chancel, Nave, Transept and Vestry would benefit from being repainted, with some minor plaster repairs in advance of this. • Monitor the vertical crack in the SW corner of the Transept • Any plaster repairs should be carried out with lime-based plasters rather than those containing cement or gypsum. Lime plaster will permit the masonry to breathe fully.	E M

11.4 PARTITIONS, SCREENS, PANELLING, DOORS AND DOOR FURNITURE

Partitions, Screens and Paneling

	**Description** • The side walls of the Nave and Chancel have some stained pitch pine panelling alongside the pews. • The Chancel screen is of pitch pine and relatively austere. • In the Chancel, the reredos paneling and communion rail are of oak. • There is some timber paneling in the Vestry.	

	**Condition** • There is some distortion of the paneling, perhaps due to structural movement in the church, or the result of dampness in the supporting timberwork. This should be monitored. • The Chancel screen is secure and stable. • The reredos paneling in the Chancel is sound, and the communion rail is stable.	
	Repair Needs • Monitor the distortion / cracks in the paneling in the Nave	M

Interior Doors

 D3	**Description** • The door between the Porch and the Nave (D3) is a solid oak door, framed, ledged and braced, with a trefoil head, and remarkable ornate cast iron hinges on the porch side. The ironmongery includes a simple latch, and a rim lock. The door has a decorative stone surround. • The door bewteen the Chancel and the Vestry (D4) is a solid oak door, framed, ledged and braced with a pointed head and long cast iron hinges. The doors has a latch and a rim lock. The door has a stone surround.	
	Condition • Porch door D3 is in good condition, and ironmongery appears in working order, although the rim lock is unused. • Vestry door D4 is in good condition and ironmongery appears to be in working order.	
	Repair Needs • None	

D4

11.5 FLOORS AND PLATFORMS

Description

- The Porch has a decorative tiled floor, in black and red, with fleur-de-lys motif tiles and a contrasting border.
- The floor in the Nave is typically woodblock flooring on a solid base. However, there is a raised timber floor beneath the pews. There is a carpet runner along the aisle.
- There is a timber boarded trapdoor against the West wall providing access to the basement heating chamber.
- The woodblock flooring continues into the Transept. There is also a similar raised timber floor beneath the organ area. The timber floor in the South West corner of the Transept seemed soft underfloor. It was not possible to pull back the carpet in this area due to a large number of stored items, but this
- There is a raised timber floor in the Chancel, which is covered by carpet. There are some floor grilles behind the altar, part of the original heating system.

	• There is a raised timber floor in the Vestry which is largely covered by carpet.	
	Condition • The tiled floor in the Porch is sound. • The raised timber flooring appears to be solid. • The woodblock flooring in the Nave is very uneven, but not exceptionally so for a building of this age. The finish is wearing and it would benefit from being sanded back and re-varnished. The carpet runner is in good condition. • There is a noticeable squeaking floor board under the carpet at the West end of the aisle. This is possible linked to dampness in the chamber below. • In the last report it was noted that the hatch to the basement heating chamber was coming apart and needed to be fully rebuilt and/or reinforced and remounted on its hinges. This hatch has been covered with carpet now, and the carpet has heavy tables, ornaments and a small pew on it, so the author was not able to inspect the hatch or the chamber below. However, Rev. Peers advises that the hatch has been propped from below for safety, and this is also noted in the Log Book. Certainly, walking over the area of the hatch, there did not seem to be any bounce in the floor • The raised floor of the Chancel was covered by carpet and could not be inspected fully, but it appeared to be sound. • The grilles in the floor behind the altar are unstable although they are not in a high traffic area • The timber floor in the Vestry was covered by carpet and could not be inspected fully, but it appeared to be sound.	
	Repair Needs • Remove carpets from the Transept and investigate the 'soft' floors.	B

11.6 BASEMENT HEATING CHAMBER

Description

- The basement heating chamber comprises a short run of steps down from the trap door behind the font, a coal store extending under the pavement, and narrow brick chambers under the Nave.
- The raised timber floors in the Nave, Chancel and Transept are lifted on iron beams mounted on brickwork walls and piers.

Condition

- As noted above, the hatch the basement heating chamber has been covered with carpet, and the author was not able to access it. The notes below are from the last report. It is noted in the next section that a lack of ventilation in the chamber is probably partly responsible for damage to the base of the font.
- The masonry of the coal chamber and heating chamber would benefit from some repointing, particularly in the area under the nave where bricks have come loose. This will consolidate the structure.
- The heating chamber does not appear to have much by way of ventilation, leading to potentially damaging conditions for the iron and timber. This was noted in previous reports. However, the conditions in the floor void do not appear to be causing imminent risk of rot.
- The timber stored in this area, as noted in previous reports, appears to have been removed, as advised.
- There is some severe corrosion to some steel beams which should be treated with rust inhibitor.

	Repair Needs • Repoint the brick and stone walls and piers of the heating chamber to consolidate the masonry. • Monitor the sub floor voids for rot. • Treat ironwork with rust inhibitor where possible.	D M D

11.7 MONUMENTS AND TOMBS

 	**Description** • There are a number of plaques and monuments in the church. • Facing a visitor on entering through the Lobby doors, is a plaque commemorating the rebuilding of the church in AD 1770. • In the Transept, against the South wall, is a sandstone effigy of a lady mounted on a raised plinth. On the sill of the East window is another sandstone effigy, this time of a baby. • There are a number of other wall mounted memorials in the Nave and Transept. • There is a large marble memorial to those killed in the Great War, and this is propped up in the Transept. It is believed to have been brought to St. Michaels from the Church of St. John the Baptist in Hamsteels following its closure. This was discussed with Rev. Peers who advises that a permanent home for the monument has still to be found. **Condition** • The sandstone effigy of a lady in the Transept has been patched with mortar in the past. Earlier reports indicated rising damp causing stone delamination in plinth. • The sandstone effigy of a baby in the Transept is missing its head. **Repair Needs** • The large marble memorial in the Transept needs to be mounted on a wall for safety reasons (or securely stored elsewhere) It should be mounted by	B

 	a professional tradesperson with the skills necessary to install the correct fixings to take the heavy weight.	

11.8 FIXTURES, FITTINGS AND FURNITURE

	**Description** • The bell rope descends in front of the West window in the Nave. • The font, at the West end of the Nave, is comprised of several large carved stones, with a lightly stained oak lid, probably dating to mid-20thC. • The pews in the Nave are of pitch pine with a heavy decorative woodstain. • The pulpit is built of pitch pine, to a Victorian Gothic style. • The lectern is built of oak. • The choir stall pews are of stained pine. • The altar is built of oak, with painted and gilded panels, and an inscription. • There is a wash basin and a small safe in the Vestry.	

Condition

- The bell rope sash at the bottom end still needs to be replaced. It was damaged due to water ingress, as noted in the last report.
- Evidence of damp in the base of the font was reported in 2014, and this has progressed considerably. There are large areas of delamination. This is rising damp coming up from the heating chamber below, another reason to ensure there is adequate ventilation in the chamber.
- The pews are generally in sound condition and are stable.
- The pulpit is sound and secure, and in a reasonable state of decoration.
- The lectern is sound and secure.
- The choir stall pews are in reasonable condition.
- The altar is stable.
- The wash basin in the Vestry is secure, and in working order. It does not appear to be plumbed in to a foul water drainage system, so only soap should be used here. The condensate pipe from the boiler has been connected to the waste pipe. Rev. Peers notes that they've recently had a leak in the basin pipework, but that this has been repaired and a dehumidifier used to dry out the Vestry

Repair Needs

• Replace the bell rope sash.	B
• Remove carpet to basement trapdoor and address ventilation.	C
• Monitor delamination of stonework to base of the font.	M

11.9 ORGAN

Description

- The organ, by Nelson & Co. of Durham, is located in the Transept.

Condition

- Rev. Peers has advised that the organ has had several repairs in recent years and that it doesn't stay in tune for long.

Repair Needs

- A specialist should be engaged to repair the organ.

E

12. CHURCHYARD AND ENVIRONS

Monuments, tombs, vaults

Description

- There are a large number of headstones in the churchyard.
- The churchyard contains one Commonwealth War Grave, and a sign at the North Western entrance to the grounds has recently been erected.

Condition

- The headstones vary in condition, and some have been laid flat to the ground and are degrading, whilst others are leaning apparently precariously. The previous report notes that the Local Authority had inspected these in recent years and that any found unsafe had been laid flat.
- A number of gravestones have been laid flat and are being grown over by grass. They would benefit from being cleared, and if possible, lifted and laid flat on gravel, to retard further damage.
- One headstone, pictured left, and inscribed 'Thomas Armstrong' is leaning at a precarious angle and should be repositioned upright.

Repair Needs

- The Local Authority should be called on to inspect some of the leaning headstones for stability. It is preferable for unstable headstones to be repositioned vertically and secured in place with suitable foundations, rather than being laid flat which will hasten their degradation. — B
- Clear back vegetation from graves which are laid flat. — M

Boundary walls, railings, and gates

Description

- The churchyard is bounded on all sides by rubble stone walls of varying height, and generally with semi-circular capping stones. The walls are of dry-stone construction although they have been pointed up in some locations.
- To the Northern boundary, the stone wall acts to retain ground due to a change in level.
- A pair of painted iron gates are positioned at the vehicular entrance to the churchyard at the North West corner of the churchyard.
- A modern timber gate is situated at the pedestrian entrance to the churchyard in the North East corner.
- There is also a painted steel gate to the village green to the South.

Condition

- The rubble stone retaining wall to the Northern boundary is bulging in a number of locations, perhaps as a result of the action of tree roots. The wall appears stable but should be monitored for any changes. In the longer term, it may be prudent to have some sections taken down and rebuilt.
- The rubble stone walling to the Eastern and Southern boundaries is sound, and the copings are stable.
- There is pronounced bulging in the rubble stone wall just to the South of the vehicular gates. This
- The iron gates to the vehicular entrance are in reasonable condition but would benefit from repainting.
- The timber pedestrian gate has been replaced and is in good condition, although the original posts remain. The stone pier to the right-hand side of the gate, looking from the outside, has fractured, although it appears to be stable.

	• The steel gate to the village green is in reasonable condition, although there is noticeable delamination of the stone gate posts.	
	Repair Needs • Monitor the rubble stone retaining wall to the Northern boundary and report any further movement. • Repaint the vehicular iron gates.	M D

Paths and hardstanding

	**Description** • A tarmac footpath runs from the pedestrian gate in the North East corner of the churchyard, around the East and South of the church to the main entrance. • Elsewhere, footpaths and tracks are of gravel hogging.	
	Condition • All paths and hard standings are in serviceable condition.	
	Repair Needs • None	

Trees

	**Description** • There are a number of mature trees in the churchyard, in particular a row of trees to the Northern boundary. • One large deciduous tree to the South of the church is in very close proximity to the Transept. • A number of tall fir trees have been removed recently by the council after they were poisoned, threatening their stability.	

Condition

- The large trees to the South and West of the church are growing close to the Transept and the Nave, and in time may pose a risk. They may need to be pruned back in the future. They will be depositing leaves into the church gutters which must be kept clear at all times.

Repair Needs

- None.
- Note that any works to trees in the churchyard must be done with the permission of the Local Authority, due to the Conservation Area status of this part of Esh.

13. SERVICES

Description

- A Worcester Bosch oil-fired condensing boiler was installed in 2014 to provide heating, and it's connected to radiators in the Chancel, Nave and Transept. This replaces an older electrical heating system. The system is set with a simple time clock on the wall of the Vestry, and is also controlled with frost-stats in the Vestry and the Nave.
- A 1,000 litre fuel tank is located outside the Vestry on a concrete plinth. The tank has an alarm system.
- No radiator is situated in the Vestry, but the flow and return pipework is uninsulated, so the pipework may well provide a background level of heat in the room.
- The electricity meter and distribution board is located inside the door to the Nave.
- The water stopcock is located in the Vestry.
- Lighting is with pendant chandelier-type lights suspended from the ceiling of the Nave, Chancel and Transept.
- There are a number of exterior floodlights linked to PIR sensors.
- Fire extinguishers are provided in the church, and they're serviced by Chubb. There is a foam extinguisher in the Porch and a CO2 extinguisher beside the organ.
- There is currently no sound system in the Church.

Condition

- The boiler is being serviced regularly, although it's noted that a service is now overdue.
- The log book indicates that the last inspection of the electric system was in 2007, so an inspection is long overdue. Rev. Peers tells me that arrangements are being made.
- The log book indicates that the lighting protection system has been recently checked and improved.

	• The fire extinguishers haven't been checked for some years now and would benefit from a service • Although PAT testing has been carried out in the past, a check is overdue and this should be carried out.	
	Repair Needs • Arrange for boiler to be serviced. • Arrange for the electric system to be inspected by a qualified electrician. • Continue with regular maintenance inspections for all items.	B B B

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
A Urgent, requiring immediate attention	• None	0
B Requires attention within 12 months	• Re-fix lead flashings around bell-cote to prevent water ingress. • Repair pointing / bedding to ridge tiles over Nave. • Replace the missing slates at the ridge line over Nave. • Remove carpets from the Transept and investigate the 'soft' floors. • Replace the bell rope sash. • The Local Authority should be called on to inspect some of the leaning headstones for stability.	£750 To £1,500 (excluding VAT)
C Requires attention within the next 18-24 months	• Seal the gap between the mortar fillet and the South gable of the Porch to prevent water ingress. • Replace broken slate on Transept roof, and remove moss growth. • Replace broken slate on the Vestry roof, and remove vegetation from roof slope. • Glue the large splinter at the top of the front door with a suitable exterior grade wood glue. Repaint the door with preservative woodstain. • Repaint the rear vestry door with preservative woodstain, and replace the weatherbar at the base. • Remove carpet to basement trapdoor and address ventilation.	£1,000 To £1,750 (excluding VAT)
D Requires attention within the QQ period	• The stone ridge tiles over the Nave should be removed and re-bedded. • Remove excessive moss growth from Vestry roof and North pitch of the Nave roof. • The copings to each side of the Porch gable should be reset and repointed, possibly as part of a larger rebuilding project on the Porch front wall. • The coping stones on the Transept gable should be repointed.	£4,000 To £6,000 (excluding VAT)

Category	Comment	Budget Cost
	• The coping stones on the Chancel gable should be repointed. At the same time, check whether they remain securely bedded and if not, they should be reset. Similarly, at the same time, check the bedding of the cruciform finial. • The chimney stack at the Vestry will benefit from some localised repointing. • The copings to each side of the West Gable should be repointed, and reset if needed, and the pointing beneath these stones repaired at the same time • Carry out localised repointing to the Porch, Nave, Transept, Chancel and Vestry as identified, using lime • It would be worth taking some moulds of the leaf-stops at each side of the Porch door for replication at some point in the future. • Repoint the crack at the head of the buttress on the left-hand side of the Transept gable. • Repoint the brick and stone walls and piers of the heating chamber to consolidate the masonry. • Treat ironwork in the basement heating chamber with a rust inhibitor where possible. • Repaint the vehicular iron gates.	
E A desirable improvement with no timescale	• The apex stone on the Transept gable will benefit from replacement in the longer term. • The Porch door surround, gable and copings will continue to weather slowly, and at some point some replacement stonework will be required (a detailed quote is included at the end of this report, but quote is several years out of date, so price has been uplifted for inflation) – itemised. • Face the oil tank plinth with stone, or screen it. • Guarding should be installed / replaced, preferably with polycarbonate, to the East window (W6) in the Chancel; the Easternmost window (W9) to the North wall of the Nave; and The West window (W11) in the Nave. • The stone surround and tracery to the West window (W.11) to should be repointed with lime mortar to protect it from further displacement and weathering. • The ceilings in the Nave, Chancel and Transept need to be repainted. Care should be taken when specifying appropriate paints. • The Chancel, Nave and Transept would benefit from being repainted, with some minor plaster repairs in advance of this. • A specialist should be engaged to repair the organ.	£6,000 To £8,000 **Plus** £12,500 for Stone Repairs to Porch (excluding VAT)

Category	Comment	Budget Cost
M Routine maintenance	• Clear debris from Porch and Transept gutters. • Clear the blockage in the base of the downpipe on the North side of the Chancel. Install a wire basket leaf-guard at the gutter outlet above to reduce the likelihood of a reoccurance. • The upper surface of the coping stones to the Porch gable should be monitored for further delamination. • Monitor the crack at the head of the buttress on the left hand side of the Transept gable. • Monitor the cracking in the wall above the window head of the West gable of the Nave. • Gullies should be kept clear of leaves at all times • Monitor the vertical crack in the SW corner of the Transept (internally) • Monitor the distortion / cracks in the paneling in the Nave • Monitor the sub floor voids for rot. • Monitor delamination of stonework to base of the font. • Clear back vegetation from graves which are laid flat. • Monitor the rubble stone retaining wall to the Northern boundary and report any further movement.	Not applicable

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 gulleys.
- SPRING
    - Destroy any vegetation growing up the walls or nearby.
    - Remove 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, gulleys and roofs to be cleared, including concealed valley gutters behind the chimneys. There are a lot of trees near the church, and gutters will fill up quickly.
    - 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 gulleys 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, gulleys and roofs to be cleared including the concealed valley gutters behind the chimneys. There are a lot of trees near the church, and gutters will fill up quickly.
    - 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 lightning conductor system to be tested.
- Arrange for the electrical system to be tested.
- Arrange for an arboriculturalist to inspect the churchyard trees.
- 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-afteryour-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

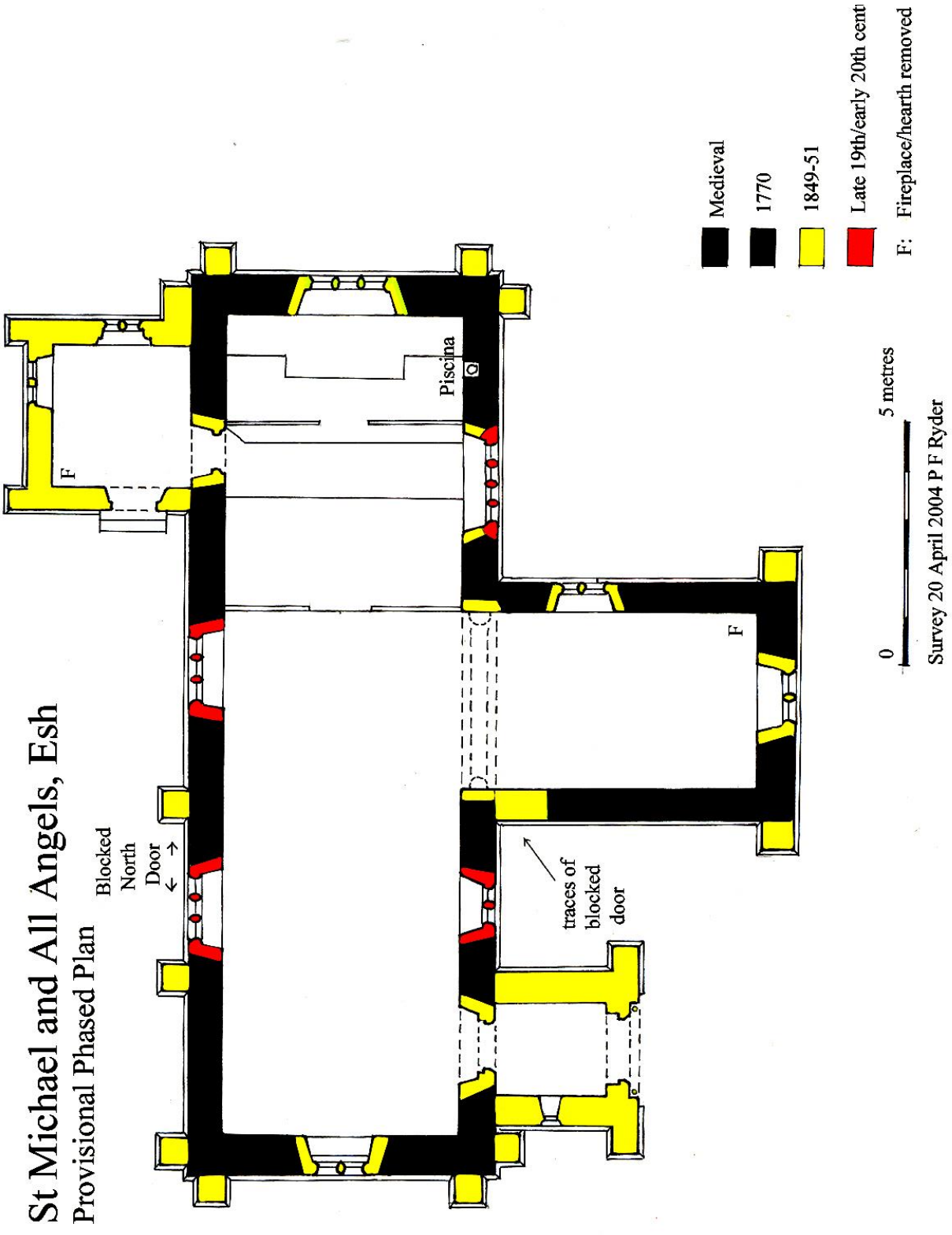
- **Sustainable buildings**

  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. PLAN OF THE CHURCH



18. COMPOSITE PHOTO OF PORCH GABLE AND REPAIR QUOTE

The photo below records the current state of the Porch Gable in December 2014. The photograph has not been rectified, so can't be scaled from.

This quote has been prepared to give an indication of the works required to the Porch gable and door surround. The quote is indicative and is to be used as a guide for the purposes of fundraising. There are additional costs associated with the work, such as the requirement for making a listed building application. The author can assist with the process if required.

CLASSIC MASONRY LIMITED

Quotation

Project: **St Michael's Esh**
Our ref: **15187**
Date: **22/10/15**

Jane Darbyshire & David Kendall Architects		
Newcastle		
	For the attention of:	Attachments:
by email only		
	Adam Vaughan	

Dear Sirs

We thank you for your valued enquiry under your reference:
St Michael's Esh
and we have pleasure in offering to carry out the stonework for the BUDGET sum of:
£8,314.68
Please note this quotation has been prepared in accordance with our standard conditions and the following/attached specific information.

Ref	***Description/qualification/clarification***
	From viewing of the church porch we make the following observations with regard to stone repair
	We assume that the church wll be listed and as such every care should be afforded in the nature of
	the historic fabric and for works to be undertaken in a minimalist conservation intervention.
	We note that the porch is also a very visual element of the church
	To this end we advise that the use of a compound restoration repair although cost effective is not
	appropriate to the historic fabric or its location; it may well be frowned upon by listed building officers
	In terms of stone repair/replacement we suggest that wholesale replacement should only be
	advocated when there is significant structural disrepair or likely failure; the use of stone indenting is
	an acceptable repair and complies with conservation philosophies when undertaken properly
	We therefore attach a recommended course of intervention based upon your own notes and our own
	site viewing
	We note that we do not know the depth of the 2 trefoil jamb stones and have allowed to door face only
	if these were double thickness this would alter the price accordingly
General	Our estimate assumes that welfare facilities will be available from the church
General	Costs are based on current rates
General	**This estimate is exclusive of VAT**

We hope this is of approval to you.Should you have any queries please do not hesitate to contact us.

yours faithfully

Derek Nicholson

CLASSIC MASONRY
THE STONE SPECIALISTS
SANDGATE HALL, NORTH SHIELDS, TYNE AND WEAR. NE30 2RQ
Tel: 0191 2576666 e: stone@classicmasonry.co.uk

Breakdown of works involved.

CLASSIC MASONRY LTD

Project: St Michael's Esh
Date: 22/10/2015
Quote Ref: 15187

Page	Item	Qty	Unit	Rate	Total	Comments
Take off, clean off,rebed and repoint LHS wtable	1	1	item	£281.94	£281.94	
Take off, clean off,rebed and repoint RHS wtable	2	1	item	£281.94	£281.94	
Form new fillets to rear of all water tables	3	1	item	£38.62	£38.62	
Remove delaminating stone to LHS corbel block descale, and form indent to return end	4	1	no	£260.70	£260.70	
Cut out and indent 2 no hood mould sections to LHS	5	2	no	£235.47	£470.94	
Cut out and indent 2 no hood mould sections to RHS (top section allowed full length to apex)	6	2	no	£347.80	£695.60	
Replace 1 carved corbel hood mould to RHS	7	1	no	£1,117.22	£1,117.22	
Cut out and replace carved column/jamb stone to RHS	8	1	no	£1,088.11	£1,088.11	
Indent base of RHS column shaft	9	1	no	£447.06	£447.06	
Cut out and replace 2 no trefoil panels to doorway (allowed to depth of doorway only)	10	2	no	£1,705.56	£3,411.12	
Allow minor repointing of upper section of porch face	11	1	item	£221.43	£221.43	
				£8,314.68		
			TOTAL:-		£8,314.68	