Quinquennial Inspection Report

Church of St Andrew
Aycliffe Village, County Durham

Diocese – Durham
Archdeaconry – Auckland
Deanery – Auckland

Report prepared by:

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Date of inspection: 12th July 2023; weather conditions – cloudy with sunny intervals

Date of report: 2nd August 2023

Ref: 23023

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1.0 Preliminary information

1.1 General condition

In early July the church suffered the theft of lead flashings to the North Aisle, Vestry and Nave. These make the building vulnerable to water ingress. Replacement of the flashings (in a non-lead alternative) is urgently needed. The masonry reveals and tracery to the tower louvred openings are badly decayed and there are numerous voids in the pointing to the inner face of the tower walls of the upper stage. Masonry repairs and repointing are needed. Rising damp in the external walls (reported at the previous QI) resulting from trapped moisture below the stone drainage channels remains a significant issue. The rest of the building is generally in fair condition though maintenance and repairs are needed as detailed in the report.

1.2 Listing grade

The church is grade I listed. Date listed: 12.12.1980. List entry number: 1322806.

The war memorial near the NE corner of the Chancel is grade II listed. List entry number 1433531.

The headstone to John Gibson (7m south of the porch) is grade II listed. List entry number 1322807.

The Hodgson chest tomb (5m south of porch) is grade II listed. List entry number 1121507.

See Appendix B for the description & condition of the listed war memorial, headstone and chest tomb.

1.3 Brief history and description

From the Historic England listing

> *Parish church. Evidence of Saxon nave and tower; c.l190 Transitional nave and chancel; c.1220 upper stages of tower refaced and south aisle added; Cl5 belfry; 1835 south porch; 1881-2 restoration by Ewan Christian included addition of new north aisle, organ chamber and vestry and rebuilding of chancel south wall. Snecked and rubble masonry with green slate roofs. West tower engaged by aisled nave; south porch; chancel with north organ chamber and vestry.*
>
> *Buttressed, 4-stage tower with possibly Saxon sandstone masonry in lower 2 stages and limestone above (Saxon-type masonry continues to third stage within tower); blocked 2-light openings with shouldered heads to third stage; pointed openings with Y-tracery to belfry; embattled parapet. South-west buttress has sculptural fragment. 4-bay nave; buttressed south aisle has Cl9 windows and C16 2-light window in west bay; gabled porch conceals c.1220 inner doorway under 2-order pointed arch with colonnettes, keeled roll moulding and hoodmould on head stops; late C17 south aisle parapet. Buttressed north aisle has 2- and 3-light windows and west-return has lancet with grave-cover head and jamb. Low-pitched aisle roofs and steeply-pitched nave roof. Lower 2-bay chancel has 2 round-headed windows re-set in south wall; north wall has 2 similar windows (that to west hidden by organ chamber); east end has chamfered sill band and stepped group of 3 round-headed windows, probably early C19. Organ chamber and vestry with octagonal stack; steeply-pitched chancel roof.*
>
> *Interior: square-sectioned, Saxon string course above nave arcades (2 quoins at west end of north arcade). 3-bay arcades are double-chamfered towards nave: semicircular north arcade, with hoodmoulds and nutmeg, on alternating octagonal and round piers and responds; pointed south arcade, with hoodmoulds, on round piers. 3 similar pointed tower arches. Possibly Saxon blocked doorway, in later chamfered surround, above tower arch. Piscina at east end of south aisle. Pointed chancel arch and semicircular responds have nailhead. Medieval sculptural fragments in chancel south wall. Late C19 nave and chancel roof with braced collars. Fittings and monuments: 2 late C10 cross shafts; early C14 effigy of cross-legged knight and foliated grave cover at west end of nave. Another grave cover near pulpit. Plain early Norman font. Mid C17 balustraded pews, pulpit, altar table, reredos and screen to organ chamber.*

From Pevsner N, 'Durham – Buildings of England', second edition revised by Elizabeth Williamson, 1983.

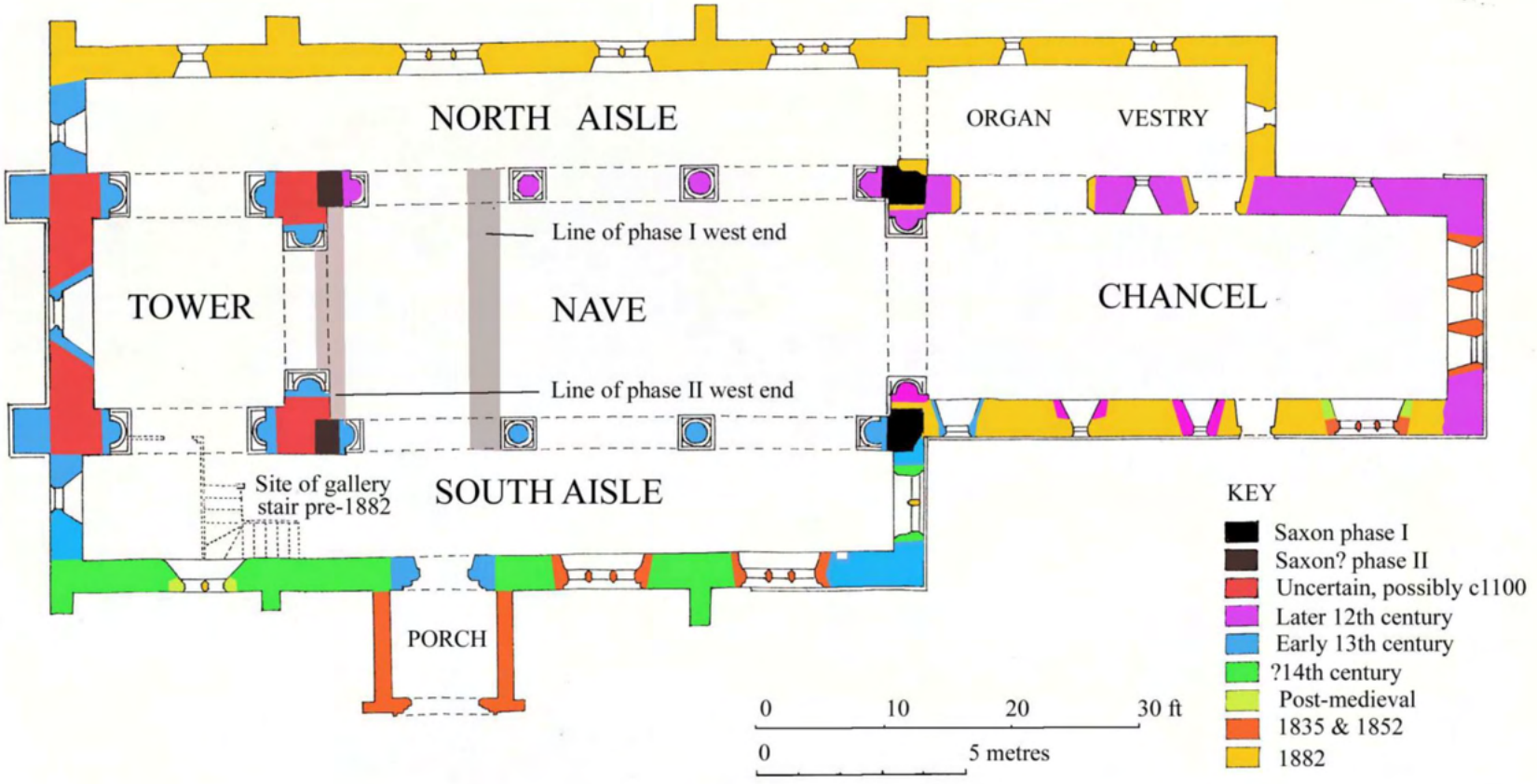
St Andrew. Part of the Nave walls Saxon; see on the outer faces of the wall and slightly w of the w piers the remains of the w quoins of a C10 nave, pierced by arcades, and a fragment of a square-sectioned string course. The rest of the present building is mostly C12-13, much restored in 1882 by Ewan Christian, who rebuilt the N aisle and chancel S wall. Unbuttressed west tower with blocked Norman (?) twin bell-opening (c.f. Heighington). The top part later; battlements rebuilt 1882. Norman Chancel.C13 lancet windows in the chancel s wall close to the w end, and in the tower and s.aisle w walls. C13 also the s doorway with one order of colonnettes and a filleted roll moulding in the arch. Hoodmould on two head stops. The tower arch inside and the arches to the aisles, which project as far w as the w face of the tower, have responds with thick demi-shafts and double-chamfered arches, exactly as at Gainford. The n arcade, of three bays with alternatingly octagonal and circular piers with double=chamfered, still rounded arches, and hoodmoulds with nutmeg ornament, must be C.1200. The pointed and double-chamfered chancel arch is perhaps a little later; it has big nailhead on both sides ad in the abacus. S arcade later still, the piers all circular, the capitals steeper, the arches pointed. – FONT. Of very primitive shape and entirely undecorated; early Norman? – BENCHES. Of c 1630, very pretty backs and ends with widely spaced turned balusters, like settles; rearranges by Christian. – SCULPTURE. Among various fragments, two fine incomplete late C10 cross shafts on original bases, one with a Crucifixion and figure scenes (inverted Crucifixion on the narrow face), the other mainly interlace with ribbon animals. – Two cross-shaft fragments with figures, built into the s wall of the chancel. – Also in the chancel s wall smaller fragments, and the foliated-cross head of a tomb lid. – Another particularly interesting foliated tomb lid with two birds and oak leaves in the N aisle floor, probably early C14. – MONUMENT. In the N aisle, sandstone effigy of a cross-legged knight with mail coif; C. 1300. Very damaged.

View from rear of Nave

1.4 Floor Plan with historical phasing (not to scale)

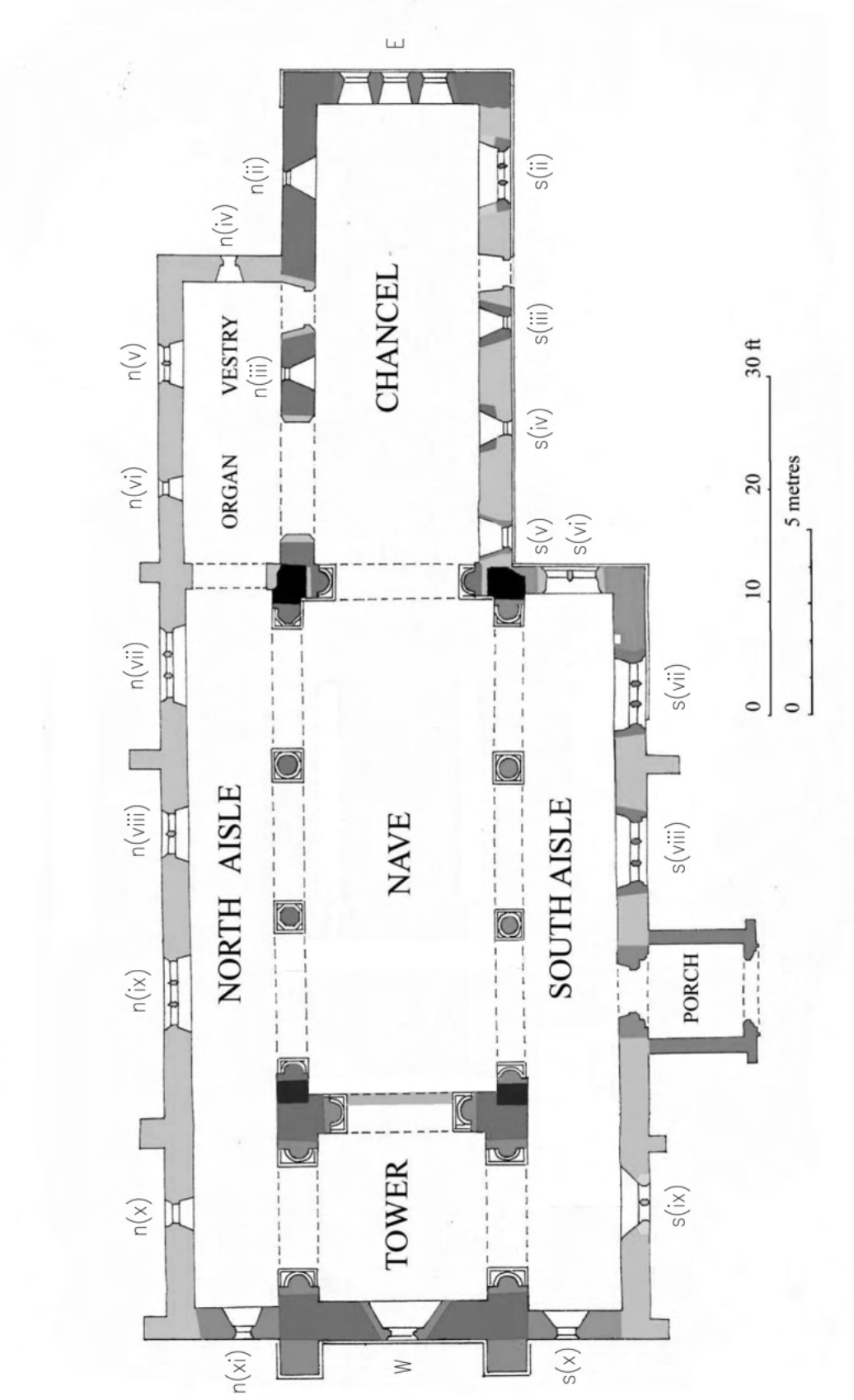
ST ANDREW'S CHURCH, GREAT AYCLIFFE

PROVISIONAL PHASED PLAN



PFR 2001

1.5 Floor Plan with window references (not to scale)



1.6 Previous quinquennial inspections

The previous report was undertaken by Chloe Grainger of Crosby Granger Architects in August 2016. Jeremy Kendal carried out an inspection in 2011. Copies of previous inspection reports will be kept at the Diocesan Office. Taken together the reports form a valuable record of the condition of the building and recommendations for its conservation and repair.

1.7 Work carried out since previous quinquennial report

- Pointing has taken place to the boundary walls.
- Mesh has been replaced over the tower louvres.
- Some slipped slates have been re-fixed.
- Considerable tidying up in the churchyard has taken place.
- The flues for the hot-air blower have been fully cleaned. (The blower is currently out of action).
- The drainage channels at the base of the leaded windows have been cleaned.
- The surface water drains have been cleaned.

1.8 Limitations of the report

The inspection was carried out from ground level, from the various floor levels within the Tower and from the Tower roof. The inspection and was purely visual. Woodwork or other parts of the building that are covered, unexposed or inaccessible have not been inspected. The adviser cannot therefore report that any such part of the building is free from defect.

The mechanical and electrical systems were not tested, and the inspector cannot state that they are free from defect. The PCC are advised to have the heating system checked annually and the electrical systems tested every five years.

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 on-going 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 may be subject to Faculty or Archdeacon's approval.

The Report

Category scale
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. This can be done without professional advice or a faculty.

2.0 Exterior:

2.1 Roof coverings	The Chancel, Nave, Vestry and Porch roofs are covered with green Westmorland slates set to diminishing courses. The North and South Aisle roofs, previously covered in lead, were covered in a blue-grey slates in 1980 following lead theft. The tower roof is covered with lead and the parapet gutters are lined with lead. The concrete flat roof of the oil tank storage housing is covered with mineral felt.	
Condition  Nave – slates disturbed during theft of lead abutment flashing (see also 2.3)	<u>Tower</u> Lead roof covering and lead lining to parapet gutters in good condition. The lead cover flashings are uplifting in places and need re-fixing with lead clips. <u>Oil tank storage housing</u> The mineral felt roofing and flashings are in fair condition. However, there are some plaster droppings from the tower wall above which would benefit from being brushed off. <u>Porch</u> Ridge stones – somewhat uneven and patchy bedding but otherwise sound. Slating – some missing slates in top row of east slope. Replacement slates needed. Mortar fillet to roof/wall abutment - satisfactory. <u>South Aisle</u> 2No missing slates which have slipped into the gutter. These need re-fixing. Mortar debris in gutter following recent theft of flashings to east gable upstand/roof junction. (See 2.4 for comment on flashings). <u>Nave</u> Ridge stones - soundly bedded but some open perpend joints need repointing. Slating to south slope – slipped slate near east gable; some disturbed slates by Tower east facing wall abutment probably caused during lead theft. Some slates with broken corners. Slating to north slope – generally in good condition apart from moss in joints.	

	Chancel Ridge stones - generally solidly bedded and pointed. Slating to south slope – generally in fair condition. 1No slipped and rotated slate in 6th row from ridge needs refixing. Slating to north slope – generally in good condition apart from moss in joints. Vestry/Organ Chamber As Chancel north slope. North Aisle Slating generally in fair condition apart from moss in joints.	
Repair needs	Brushing off loose debris from Boiler House roof. Re-pointing of ridge stones to Nave. Refixing of missing, rotated and disturbed slates. Cleaning debris from South Aisle parapet gutter.	M B B M

2.2 Rainwater goods and disposal systems	Comprise cast iron gutters and downpipes discharging into stone lined channels with gullies and thence into a surface water drain which then discharges into the field on the east side of the lane.	
Condition  Vestry - cracked collar  N. Aisle - blocked outlet	Drainage system The external walls are suffering from rising damp. (See 3.3). This is thought to be resulting from the surface water drainage system. The stone drainage channels are porous and permit moisture to track to the earth and the sub structure walls beneath. The channels will also prevent evaporation of the moisture beneath, effectively trapping it. Not all of the rainwater pipes have a gulley beneath so some of the rainwater will migrate through the channel and joints before entering the gulley and drain. Tower The parapet gutters discharge into lead spitters on the east facing wall of the Tower onto the Nave roofs beneath. There are no downpipes. The spitters are in good condition and doing their job effectively. Porch The Porch has no gutters or downpipes. Rainwater run-off from the roof is collected by the drainage channel. Nave There are no gutters to the Nave as rainwater run-off discharges directly onto the Aisle roofs beneath. North Aisle The gutters are a shallow half-round cast iron type discharging into circular cast iron downpipes with eared sockets. South Aisle Rainwater from the parapet gutter discharges through a chute and hopper into a circular cast iron downpipe with eared sockets. The parapet gutter has debris.	

	West of Porch – one of the lower sockets has a large chunk missing. East of Porch - the downpipe is blocked at the outlet and water is backing up and overflowing at the joint above and soaking the wall adjacent. <u>Chancel</u> Gutters and downpipes as Aisles. In fair condition. <u>Vestry/ Organ Chamber</u> Gutters and downpipes as Aisles. In fair condition. However, there is a cracked collar at the head of the downpipe.	
Repair needs	<u>Drainage system</u> Replacing the channel with a French drain and gullies positioned beneath all downpipes and connected to the existing surface water drains is recommended. This will mitigate against rising damp in the external walls. <u>South Aisle</u> West of porch – replacing the broken collar. East of Porch - unblocking the downpipe outlet. <u>Vestry/ Organ Chamber</u> Replacing the cracked upper collar to the downpipe. <u>Porch</u> Consider installing gutters and downpipe connected to gullies to prevent rising damp to the external walls. <u>Generally</u> The rainwater goods would benefit from redecoration and re-caulking of joints.	B M M M E D

2.3 Parapets and upstand walls, finials, crosses and chimneys		
Condition	<u>Tower</u> The parapet masonry is in fair condition but there are some open and receding joints in places. The corner finials appear in fair condition. <u>Chancel</u> The apex cross is missing from its base on the east gable. Water tabling – open joint between base of apex cross and north slope. Lead apron flashing and soakers intact to East gable wall upstand and Nave east gable abutment. <u>Nave</u> Apex cross - missing from its base on the east gable. <u>Nave – south slope</u> Water tabling – in fair condition. 50% of the lead apron flashing to the Nave east gable upstand wall and 35% of the lead apron flashing to the east face of the Tower has been removed by thieves.	

 Nave E gable flashings removed  Vestry E gable flashings removed	<u>Nave – north slope</u> Water tabling – in fair condition A 1m long section of the lead abutment flashing to the west abutment to the Tower and a 1m section of lead flashing to the east gable upstand has been removed by thieves. <u>South Aisle</u> The apron flashing to the east gable upstand wall has been removed by thieves. The apron flashing to the west gable appears to be intact. The stainless-steel top abutment flashing to the south face of the Tower and the Nave are in good condition. Open joints on east face of upstand wall. Parapet and copings on south wall in satisfactory condition but there are open joints on the east facing upstand gable. <u>North Aisle</u> 70% of the top abutment lead flashing to the roof has been removed by thieves. The remaining flashing has been disturbed. Receding bed joints to kneeler and quoins on NE corner. Open joints in water tabling. <u>Vestry/Organ Chamber</u> The flashing to the east gable upstand has been removed by lead thieves. <u>Vestry chimney</u> The masonry and pointing are in fair condition. However, the apron flashing has been partly uplifted during the lead theft of the Vestry east gable abutment flashings.	
Repair needs	The stolen sections of flashings need urgent replacement to prevent water ingress. It is recommended that non-lead flashings (e.g. Masterform) are used to deter future theft. Consideration should be given to replacing all remaining lead flashings with a non-lead alternative. The PCC are advised to consider the installation of a roof alarm to deter thieves from stealing the lead from the tower roof. Repointing of open and receding joints required. <u>Repointing of water tabling to N Aisle west gable needed.</u>	A B E C C

2.4 External walling	See 1.6 for door masonry. See 1.7 for window masonry.	
Condition	Generally, the masonry and pointing are in fair condition throughout. However, attention is needed in the following areas. <u>Chancel</u> East gable – apex stone out of alignment with north slope water tabling. - open joints window arches. - open perpend joints between cills. - 300mm long crack below string course.	

 Deeply decayed Y tracery	<u>Vestry</u> East wall - crack below central stone to water tabling. North wall - open pointing below eaves by NE corner. <u>North Aisle</u> - open pointing below eaves by NE corner. - open perpend joints to corbelled eaves course. - some cracking between window n(x) and NW corner. <u>Tower</u> East face – some vegetation growing at second stage. North face – ditto. West face – some deeply decayed stones at 1st and 2nd level; deeply decayed Y tracery to louvred opening. <u>South Aisle</u> West gable - receding bed joints to window jambs to s(x). South wall - heavily pointed, open bed joints to buttresses. <u>Porch</u> - open joint to apex joint of water tabling - some receding joints - surface decay to upper RH jamb of arched opening.	
Repair needs	Repointing of cracks and open and receding joints. Consider replacing Y tracery to Tower west face. Remove vegetation from Tower walls.	D D D

2.5 External doors and surrounds		
Condition / repair needs 	<u>Porch:</u> The framed, latticed and boarded oak door is in fair condition. The door catches on the stone paving when opened fully though adjustment is likely to be difficult. The door would benefit from re-oiling. <u>Chancel (priest's door):</u> The framed, latticed and boarded oak door - in good condition. <u>Oil storage enclosure:</u> Framed and boarded softwood double door – in fair condition but in need of protective wood stain. Hardware to the doors is appropriate for use and security.	D D

2.6 Windows	See plan in section 1.5 for window references. The comments below are from a general inspection. For a detailed assessment of the glazing a specialist conservator should be appointed.	
Condition / repairs	<u>Chancel</u> East window - Masonry – generally in good condition; open joint to deep internal cill which needs filling. - Glazing – stained glass by Clayton & Bell (1868) in good condition. - Protection – copper wire mesh in fair condition but some copper stains on masonry below cill.	D

	Window s(ii) - Masonry – decay at base on mullion; minor decay to cill. - Glazing – stained glass in fair condition. - Protection – ferrous mesh – in satisfactory condition. Window n(ii) - Masonry – in fair condition. - Glazing – diamond leading; 2No broken panes 1No cracked pane which should ideally be replaced. - Protection – ferrous mesh – in fair condition. Window s(iii) - Masonry – in fair condition. - Glazing – diamond leading and glass in fair condition. - Protection – ferrous mesh – in fair condition. Window s(iv) - Masonry - in fair condition. - Glazing – diamond leading and glass in fair condition. - Protection – ferrous mesh – in fair condition. Window s(v) - Masonry - in fair condition. - Glazing - diamond leading and glass in fair condition. - Protection – ferrous mesh – in fair condition. <u>South Aisle</u> Window s(vi) - Masonry – in satisfactory condition. - Glazing - diamond leading; glass needs cleaning. - Protection – ferrous mesh – in fair condition. Window s(vii) - Masonry - minor surface decay to LH arch stones and cill. - Glazing - diamond leading; hopper needs repair/re-alignment; glass in fair condition. - Protection – ferrous mesh – in fair condition. Window s(viii) - Masonry – deep decay to RHS of hood mould and arch stone below; surface decay to RH mullion; deep decay to RHS of cill. Masonry repairs recommended. - Glazing – vent sash is bowed and not sliding – repair needed. - Protection – ferrous mesh – in fair condition. Window s(ix) - Masonry – in fair condition. - Glazing - diamond leading, 2 lower cracked panes to replace; surface decay to base of mullion and cill to monitor. - Protection – ferrous mesh – rusty. Window s(x) - Masonry – in fair condition. - Glazing – stained glass by Clayton and Bell (1884) in fair condition. - Protection – ferrous mesh – in fair condition.	D D D D D
 Deep decay to hood mould and arch to window s(viii)  Deep decay to cill to window s(viii)		

	<u>Tower West window</u> - Masonry – in fair condition. - Glazing – stained glass by Clayton and Bell (1884), some fading of colours & rusting saddle bars – glazing conservation report recommended. - Protection – ferrous mesh – in satisfactory condition. <u>Vestry</u> Window n(iii) - Masonry – in good condition. - Glazing - diamond leading and glass in good condition. Window n(iv) - Masonry – open joints to hood mould, crack to arch internally – repointing needed. - Glazing - diamond leading and glass in good condition. - Protection – ferrous mesh – in fair condition. Window n(v) - Masonry – in fair condition. - Glazing - diamond leading and glass in fair condition. - Protection – ferrous mesh – in fair condition. <u>Organ Chamber</u> Window n(vi) - Masonry – in good condition. - Glazing - diamond leading and glass in good condition. - Protection – ferrous mesh – in good condition. <u>North Aisle</u> Window n(vii) - Masonry – surface decay and slight delamination to mullions internally; decay to mullion bases externally. - Glazing – stained glass by Clayton and Bell (1884) in fair condition but rusting saddle bars. These should be monitored for further deterioration. - Protection – ferrous mesh rusting and staining wall below. Window n(viii) - Masonry – chunk out of mullion at LL where external ferramenta has rusted and burst the stone, repair needed. - Glazing - diamond leading, glass in need of cleaning. - Protection – ferrous mesh rusting and staining wall below. Window n(ix) - Masonry – in fair condition. - Glazing - diamond leading and glass in fair condition. - Protection – ferrous mesh – needs fixing on lower edge. Window n(x) - Masonry – surface decay to lower jamb. - Glazing - diamond leading and glass in fair condition. - Protection – ferrous mesh – lower fixing missing. Window n(xi) - Masonry – in good condition. - Glazing – stained glass by Clayton and Bell (1910). - Protection – mesh in good condition.	E D D D D D

3.0 Interior:

3.1 Tower		
Condition  Deeply decayed jambs and voids  Bell frame and steel beams rusty	<u>Stage 1</u> • Floor – boarded floor; concealed joists, deep beams. • Walls – random rubble with lime pointing. • Ceiling – timber boarded, stained and varnished. <u>Stage 2</u> • Floor - boarded floor; concealed joists, steel beams. • Walls – rubble stonework and lime pointing in satisfactory condition. • Ceiling – boarding in fair condition. <u>Stage 3</u> • Floor – boarded timber with dust from mortar and stonework walls etc. Steel beams with light rust. • Bell frame – light rust to steelwork; bell wheels and headstock is fair condition. Bell ropes satisfactory. • Walls – deep decay to jambs of louvred opening especially on south and north sides; many voids in rubble stonework generally. • Louvres – timber and mesh in good condition. • Ceiling – chunky rafters and beams supporting boarded sarking to lead covered low-pitched roof over.	
Repair needs	Interior generally in good condition. However, the condition of the walls to stage 3 gives cause for concern. The jambs and arched stone to the louvred openings are deeply decayed and have many voids. The worst decayed jambs require replacement. All other jambs require raking out and repointing. The rest of the walls at this stage have many open and receding joints. Repointing of all the walls is recommended. The steel beams and bell frames have mild rust. It is recommended that this is removed and the steelwork repainted.	C C C

3.2 Roof structures, ceilings		
Condition / repair needs 	<u>Porch</u> Concealed rafters, exposed purlin and boarded sarking. The easternmost purlin appears decayed where it enters the Nave (see photo opposite). This needs investigation. Some staining of the boarding from past leaks. The boarding would benefit from a light-coloured stain preservative treatment. <u>Chancel</u> Scissor trusses with exposed boarded sarking all with light stained finish. In good condition. <u>Nave</u> Same construction as Chancel. Again, in good condition.	B D

	Vestry Exposed rafters, purlins and sarking boards partially obscured by lowered ceiling faced with hardboard. This secondary ceiling is unnecessary and could be removed. Organ Chamber Similar construction to Vestry but without lowered ceiling. Aisles Exposed boarded sarking, rafters, central purlins, beams with drop posts onto stone corbel brackets. Light stain finish. All in good condition. Oil tank store The fibreboard ceiling is in poor condition and is unnecessary. This would best be removed and the soffit of the flat concrete roof exposed.	E D

3.3 Presence of bats etc.		
Comments	No evidence of bat droppings found internally. However, this does not necessarily mean that bats are not present. See Section 6.0 for sources of information should they be found.	

3.4 Internal wall finishes	See item 1.7 for window masonry.	
Condition / repair needs  Diagonal crack above Window s(x)	Porch: Side walls - with render finish marked with stone joint pattern. In fair condition apart from some slight pitting. Inner face of gable wall – some surface decay to arched stones on LHS. This should be monitored. Nave: Stonework and pointing above arcade, generally in fair condition. Arches and columns in good condition. Base of Tower (west wall) The stonework is in fair condition. The lower part of the wall was obscured by the warm air blower unit. The inspector cannot comment on the condition of the wall behind. South Aisle Wall westwards from the Porch door was re-plastered in 1981 and is in fair condition apart from some localised pitting. Elsewhere the wall is suffering badly from rising damp thought to be resulting from the external drainage system (see 2.2 for actions). There is a diagonal crack above the arch to window s(x). This will not be recent but needs investigation. North Aisle The rendered walls has numerous horizontal cracks and has no decorative finish. The wall is damp at low level due to rising damp again due to the external drainage system. Once the rising damp problem has been resolved and the walls are dry the PCC should consider removing the render and applying lime plaster with a limewash finish.	C E

 Blistering paint to Chancel	Chancel: The plastered and painted walls are generally in fair condition apart from blistering paint at low level on the north wall (east of the Vestry door). Again, this is thought to be caused by rising damp from the drainage system. There has been water ingress on the east facing wall above the Chancel arch resulting from past leaks at the roof/wall junction. Vestry/Organ Chamber: Plaster in fair condition but paintwork blistering at low level due to rising damp as before.	

3.5 Floors, platforms, pews	*Please note that carpets and floorboards were not lifted so the condition of the sub floors could not be examined. The inspecting architect cannot state that these areas are free from defect.*	
Condition/ repair needs  Sanctuary open joints to steps and unbonded tiling	Porch: Timber decking boards. Construction below unknown. Nave: The pine pew platforms generally in fair condition. The dark stained pews generally in fair condition though some pew ends have been affected by woodworm. These areas should be treated locally with an anti-woodworm fluid. The aisle carpets are in fair condition though the floor beneath is slightly uneven in places. Aisles: The pews have been removed from the platforms in both aisles west of the rear aisle. These platforms are uneven in level due to historic settlement but no action is thought necessary. The pew platforms along with the dark stained oak pews are in fair condition. The sandstone pavings to the aisles are in good condition. Chancel: The Minton tiling in the Sanctuary is generally in fair condition but some of the tiles have become unbonded. The loose tiles should be re-bedded. There are open joints in the stone steps and open pointing between some of the stone flags. Repointing is needed. The platforms to the rear choir stalls and clergy prayer desks are in fair condition. The carved oak prayer desks and choir stalls are in good condition. The carpet to the central aisle is in good condition. Vestry: The timber floor boards (where not concealed with rugs) appear to be in fair condition. It was noted that there is some newer boarding near the Vestry door. The timber sub floor is ventilated with air bricks in the external wall.	B C C

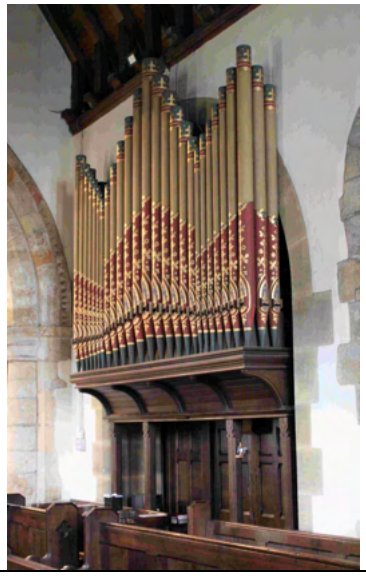
3.6 Partitions, panelling, doors & door furniture		
Condition/ comments	<u>Partitions</u>: There are no partitions in the church. <u>Panelling</u>: There is no panelling in the church. <u>Vestry door</u>: The framed, latticed and boarded door - in good condition. The door furniture is robust, secure and fit for purpose.	

3.7 Vestry, kitchen, toilet		
Condition/ comments	There is no kitchen (or servery) nor a toilet. Consideration should be given to providing these facilities. Any toilet should be accessible to all users and designed to current standards. See 3.2, 3.4 and 3.5 for comments on Vestry ceiling, wall surfaces and floor finish respectively.	E

3.8 Disabled access and provision		
Comments	There is level access from the car park into the Porch. The Nave and Aisles are at the same level as the porch. There is a single step up from the Nave into the Chancel. The pew platforms are 25mm lower than the aisle floor level. There is no space for a wheelchair user to 'park' within the Nave or Aisles. The PCC are advised to consider providing one or two suitable and sufficient spaces. There is an induction loop system and sound reinforcement system benefiting the hard of hearing. See 3.6 above for comments on toilet provision.	E

3.9 Fittings, fixtures, furniture and moveable articles		
Condition 	<u>Fittings and furniture comprise</u>: - • Font – Saxon or early Norman, plain sandstone basin on four columns on an octagonal base (see photo). • Sanctuary altar table – made from oak in the Jacobean Period • Reredos – finely carved oak with dark stain • Communion rails – oak rail on balusters • Bishop's Chair – in carved oak • Armchair – finely carved oak with dark stain, upholstered seat and back • Nave altar table in oak with medium coloured stain • Lectern – in finely carved oak	

	• Pulpit – in dark stained oak panelled on sandstone base with winding sandstone steps (see photo). • Frontal box or chest – in timber panelling • Organ screen – oak panelled with dark stain. All in good condition.	

3.10 Organ		
Condition 	Built by Foster and Andrews (London) in 1886. The organ is tuned and serviced regularly by Harrison and Harrison of Durham and is understood to be in good working order.	

3.11 Memorials, plaques and other features		
Condition  14C priest's grave cover	<u>Wall memorials and plaques</u> • Hardinge marble wall memorial • Rev C J A Eade brass memorial wall plaque • Chapman brass memorial wall plaque • Henry Pascoe Smith memorial window plaque • Rev J D Eade brass memorial window plaque All in good condition and secured firmly to their respective bases. <u>Other features</u> • Two Saxon crosses • 14C priest's grave cover at rear of North Aisle • Remnants of three grave covers are built into Chancel south wall • Stone effigy of a knight in the NW corner of the Nave. • Display of pre-Conquest stones at west end of South Aisle These are in stable condition apart from the grave cover which is deteriorating due to rising damp. The PCC have obtained quotations for its conservation but these were prohibitively expensive.	

4.0 Churchyard and environs:

4.1 Paths, drives and access		
Condition / repair needs 	<u>Paths</u> The main path from the car park to the Porch comprises stone flags. These have been laid to fall to the outer edges but this has resulted in raised edges along the centre of the path causing a tripping hazard. It is recommended that the flags are levelled for safety reasons. <u>Drives</u> The gravel car park and access road are in a serviceable condition. <u>Access</u> Level access is afforded from the car park into the Porch and South Aisle.	C

4.2 Gates		
Condition / repair needs	<u>South gate</u> The wrought iron and tubular gate posts are in fair condition. <u>NE double gate</u> The coping to the westernmost pier is rotated 25mm out of alignment. The bed joints are starting to recede. The wrought iron gates are in fair condition. <u>NE single gate</u> The gate is binding on the wall adjacent. The wrought iron gate is in fair condition but the latch is missing. <u>Extended graveyard gate</u> The timber field gate is in good condition. <u>Porch</u> The gates to the Porch are in good structural and decorative condition.	
Repair needs	It is recommended that the metal gates (excl. Porch gates) are redecorated. The NE gate pillars coping needs lifting and re-bedding to the correct orientation and receding joints are re-pointed.	D D

4.3 Boundary walls and fences		
Condition / repair needs	The stone boundary walls are generally in good condition. However, a section of the east boundary wall is leaning slightly towards the drive. This should be monitored. The boundary wall to the extended graveyard has receding joints and would benefit from a programme of repointing. The fencing panels on the south side of the car park are in poor condition and a number are leaning and broken. Replacement is needed.	D D

4.4 Churchyard		
Condition/ repair needs	The grass is cut by the local council. However, they don't appear to pick up the cut grass in the old graveyard. This is making the churchyard appear rather untidy. Generally, the headstones and tombs appear stable and safe. See appendix B for comments on listed war memorial, tomb and headstone.	

4.5 Trees and hedges		
Comments	There are several mature trees in the churchyard. These include oak, horse chestnut, Scots pine, lime, sycamore, hazel and yew. A large ash tree is located on the east side of the lane near the field. None of the trees are understood to have TPO's. The trees all look healthy apart from a horse chestnut near the north wall of the car park which has brown markings on the leaves. It is recommended that an arborist check the condition of this tree and give recommendations. The arborist could at the same time be asked to give a report on the condition of the other trees in the churchyard.	E

5.0 Services installations and other matters:

5.1 Heating installation		
Condition 	The heating system comprises under-pew electric convector heaters (see photo), supplemented by electric storage heaters located in the Aisles. A large oil-fired convection heater (installed in 1982) is located on the west wall at the base of the Tower. (The oil tank is located in an enclosed structure abutting the west wall of the Tower constructed with stone walls a flat roof covered with roofing felt). The convection heater has not worked for 2 years and was noisy in operation. The PCC are considering removing the convection heater and oil storage tank together with its enclosure.	
Comments/actions	The under-pew convectors and storage heaters do not provide adequate thermal comfort levels especially in winter. The PCC are currently considering alternative heating systems.	E

5.2 Electrical installation		
Condition	<u>Installation</u>: The incoming electrical 3-phase supply is located in the Vestry. This serves, lighting, socket outlets, sound system, the under-pew electric heaters and the electric storage heaters. The distribution boards are located in the Vestry and on the west wall at the base of the Tower. The former have miniature circuit breakers and RCCD trip switches. The church was re-wired in 1993. The lighting installation comprises LED floodlights in the Nave, Aisles and Chancel. Bulkhead fittings with tungsten filament bulbs are located at the various floor levels of the Tower. External floodlights are located on the Porch gable and on the SE corner of the Chancel. The latter has a movement detector. The electrical installation was last tested in 2014 and a few recommendations were carried out at the time.	
Comments	It is recommended that the electrical system is re-tested within the year and thereafter every five years. PAT testing should be carried out annually.	B

5.3 Gas supply		
Comments	There is no gas supply to the church.	

5.4 Water supply		
Comments	There is a mains water supply terminating in a tap in the Organ Chamber. The wet heating system was removed in 1971.	

5.5 Fire protection		
Comments	The fire-fighting equipment comprises: - • South Aisle near porch: water extinguisher. • At rear of Church: foam extinguisher and fire blanket. • Vestry: carbon dioxide extinguisher. These appliances should continue to be tested annually.	

5.6 Lightning Protection		
Comments	There is a lighting conduction system to the Tower comprising a terminal on the SW finial, horizontal conduction tapes on the south face of the Tower, and west face of the Soth Aisle. The system was last tested in 2016. It is recommended in the next 12 months and thereafter at 5 yearly intervals.	B

5.7 Sound system		
Comments	A sound system comprising microphones to the lectern and pulpit and 2No column loudspeakers located in the Nave was installed in 1982. The sound system is also connected to a CD player which is used to play music when there is no organist. An induction loop system was also installed in 1982. The systems were not tested but are understood to be good working order.	

5.8 Methane detection		
Comments	A methane detector is located at the back of the Nave. (The church is located near a disused quarry which was used for landfill). The detector is monitored annually by the local council. However, no methane has ever been detected within the church.	

5.9 Sustainability and Practical Path to Net Zero Carbon		
Comments	On 12 February 2020 General Synod recognised that we are in a climate emergency and committed to an ambitious carbon reduction target of Net Zero by 2030. The culture is changing fast, both outside and within the Church; questions of sustainability should inform all our buildings-related decisions from now on, and this report highlights opportunities for action. See the Practical Path to Net Zero Carbon for our churches (PPNZC) document in Appendix A.	D

6.0 Summary of repairs

Category scale

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. This can be done without professional advice or a faculty.

Category	Comment	Broad Budget Costs (excl. VAT & fees)
A	Replacement of stolen roof flashings (2.3)	£10,000
B	Consider replacing remaining lead flashings with non-lead alternative (2.3)	
B	Pointing ridge stones to Nave (2.1) * when scaffolded for flashing work	£250 *
B	Refixing of missing, rotated and disturbed slates (2.1)	£500
B	Replacing drainage channel with French drain to stop rising damp (2.2)	£7,500
B	Investigate decayed purlin end to Porch roof (3.2)	DIY
B	Apply woodworm treatment locally to affected pew ends (3.5)	DIY
B	Full electrical test and PAT test (5.2)	£400
B	Lightning conduction system test (5.6)	£400
C	Repointing of open and receding joints to upstand walls (2.3)	£1,500
C	Repointing of water tabling to North Aisle west gable (2.3)	£750
C	Replace deeply decayed jambs/ repoint Tower inner walls at stage 3 (3.1)	£5,000
C	Remove rust and re-paint steel beams in Tower (3.1)	£250
C	Investigate crack above south aisle west window (3.4)	-
C	Consider re-laying footpath level to prevent tripping (4.1)	£1,500
D	Redecoration of rainwater goods/ re-caulking of joints (2.2)	£5,000
D	Repointing of cracks and open and receding joints to external walls (2.4)	£1,200
D	Consider replacement of deeply decayed Y tracery to Tower (2.4)	£5,000
D	Re-oil porch door/ decorate doors to oil storage enclosure (2.5)	DIY
D	Repointing of open joints and masonry repairs to windows (2.6)	£5,000
D	Replace cracked panes/ window vent repairs/ glass cleaning (2.6)	£1,500
D	Replace missing mixings to window mesh (2.6)	£50
D	Apply protective stain to Porch sarking boards (3.2)	£350
D	Remove of hardboard ceiling to oil tank housing (3.2)	?
D	Redecoration of NE metal gates / re-bedding & repointing of gate pillars (4.2)	£750
D	Programme of repointing to boundary walls of extended graveyard (4.3)	£2,000
D	Replacement of broken fencing south of car park (4.4)	£2,500
E	Consider installing gutters and downpipes to Porch roof (2.2)	£2,000
E	Consider installing roof alarm to deter lead theft from Tower roof (2.3)	?
E	Consider obtaining glass conservators report for Tower west window (2.6)	£300
E	Consider removing hardboard secondary ceiling to Vestry (3.2)	£150
E	Consider replastering North Aisle walls when dry (3.4)	?
E	Consider installing an accessible toilet and a servery (3.7)	£50,000 +
E	Consider providing space for wheelchair 'parking' within Nave or Aisles (3.8)	-
E	Consider obtaining arborist's report on the condition of the trees (4.5)	£400
M	Brushing debris off roof to oil storage enclosure (2.1)	DIY
M	Cleaning debris from parapet gutter to South Aisle (2.1)	£150*
M	Replacing broken collars to downpipes of Vestry and South Aisle (2.2)	£900
M	Unblocking downpipe outlet east of Porch (2.2)	DIY

7.0 Maintenance recommendations and general advice

Accessibility and disabled people
The Equality Act 2010 bans unfair treatment and helps achieve equal opportunities in the workplace and wider society. Duties under the Act are placed on 'service providers', which include churches and the service they provide for worship and wider activities either in the church or a church hall. 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/images/Accessibility.

Asbestos
A suitable and sufficient assessment should be made as to whether asbestos is or is liable to be present in the premises. 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.

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 on http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church/bats.

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, latest edition, and an inspection certificate obtained in every case. The certificate should be kept with the Church Logbook.

Fire extinguishers
Obtain advice from Local Fire Prevention Officer on the correct type and location. Enter into a contract for annual maintenance with the supplier.

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

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.

Insurances
Ensure adequate cover is maintained for the full cost of re-building and replacement of contents and ensure this is index linked to cover inflation.

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

Maintenance and restoration of church bells
This guidance is given by the Church Buildings Council to all parochial church councils. From 1st January 2016, it will be possible to carry out a range of works to bells without a faculty: see List A and List B in Schedule 1 to the Faculty Jurisdiction Rules 2015. Carrying out works in List A or List B is subject to conditions set out in the list. It is a condition of carrying out any works to bells under List A or List B that regard is had to this guidance. Additionally, in the case of List B works, the approval of the archdeacon must be obtained before they are carried out and the archdeacon may apply additional conditions. Further information can be found on http://www.churchcare.co.uk/images/Guidance_Notes/Bells.

Organ
Enter into an annual contract for maintenance and tuning.

Painting rainwater goods
Paint cast iron rainwater goods every five years min. Scrape and wire brush to remove rust. Apply primer/undercoat. Topcoat with 2 coats gloss paint. Use bituminous paint on inside of gutters.

Pointing of masonry
Must be done under the direction of the Church Architect who will advise on the correct mortar mix and method of application. (NB the wrong mortar mix can do more harm than good).

Plasterwork
Loose plaster is a problem in many churches and can be dangerous if large sections fall off the walls or plaster and lath ceilings. Loose sections are not always visible and sometimes can only be identified by tapping. It is advisable to check suspect areas from ladders where possible.

Rainwater disposal systems
Rainwater goods include the gutters and downpipes which are key to the survival of a church building. Together with a watertight roof, they ensure that rainwater is directed safely away from the building. As water is the greatest cause of damage to buildings, it is vital to keep these elements well maintained. Clean out gutters and gullies twice per year – late spring, late – autumn after leaves have fallen. See Church Care website under http://www.churchcare.co.uk/images/Guidance_Notes/Rainwater.

Roof coverings
A roof keeps out water and prevents the deterioration of the building and its contents. It needs to be carefully maintained in order to retain its weatherproof properties. Check frequently and repair as necessary. See Church Care website under http://www.churchcare.co.uk/images/Roofs.

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. See Appendix A for 'a Practical Path to "Net Zero Carbon" for our churches'.

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APPENDIX A

A practical path to "net zero carbon" for our churches

These recommendations aim to help churches reduce their energy use and associated carbon emissions. They are based on the findings of our church energy audit programme and input from of a range of professionals in the field.

NOTE: Many of the suggestions below require faculty; please seek input early on. If the church interior is of historic, artistic, architectural or artistic interest, seek professional & DAC advice first, before making changes; stabilising the environment for these interiors is important to minimise cycles of treatment, with their inherent carbon cost.

A. Where do we start?	These are actions that nearly all churches can benefit from, even low occupancy churches used only on a Sunday. They are relatively easy, with relatively fast pay back. They are a good place for churches to start, when trying to move towards 'net zero'.

The building itself:

A1. Maintain the roof and gutters, to prevent damp entering the building and warm air escaping.
A2. Fix any broken window panes* and make sure opening windows shut tightly, to reduce heat loss.
A3. Insulate around heating pipes to direct heat where you want it; this may allow other sources of heat to be reduced in this area.
A4. If draughts from doors are problematic, draught-proof the gaps* or put up a door-curtain*.
A5. Consider using rugs/floor-coverings (with breathable backings) and cushions on/around the pews/chairs.

Heating and lighting:

A6. Switch to 100% renewable electricity, for example through Parish Buying's energy basket, and "green" gas.
A7. Match heating settings better to usage, so you only run the heating when necessary*.
A8. If you have water-filled radiators, try turning-off the heating 15 minutes before the service ends; for most churches this allows the heating system to continue to radiate residual warmth*.
A9. If you have radiators, add a glycol based "anti-freeze" to your radiator system and review your frost setting.
A10. Replace lightbulbs with LEDs, where simple replacement is possible.
A11. Replace floodlights with new LED units.
A12. If you have internet connection, install a HIVE- or NEST-type heating controller, to better control heating.
A13. If your current appliances fail, then replace with A+++ appliances.

People and policies:

A14. Complete the Energy Footprint Tool each year, as part of your Parish Return, & communicate the results.
A15. Create an Energy Champion who monitors bills and encourages people to turn things off when not needed.
A16. Write an energy efficiency procurement policy; commit to renewable electricity & A+++ rated appliances.
A17. Consider moving PCC meetings elsewhere during cold months, rather than running the church heating.

Offset the rest:

A18. For most low usage "Sunday" churches, once they have taken steps like these, their remaining non-renewable energy use will be very small. For the majority, all they need to do now to be "net zero" is offset the small remaining amount of energy through Climate Stewards or other reputable schemes.
A19. Also, think about your church grounds. Is there an area where you could let vegetation or a tree grow?

B. Where do we go next?	These are actions with a reasonably fast pay back for a church with medium energy usage, used a few times a week. Perhaps half of churches should consider them. Most actions cost more than the ones above, and/or require more time and thought. Some require some specialist advice and/or installers. They are often good next steps for those churches with the time and resources to move on further towards 'net zero'.

The building itself:

B1. If you have an uninsulated, easy-to-access roof void, consult with your QI about insulating the loft*.
B2. If you have problematic draughts from your door, and a door curtain wouldn't work, consult with your QI about installing a glazed door within your porch, or even a draught-lobby*.
B3. Consider creating one or more smaller (separately heatable) spaces for smaller events.
B4. Consider fabric wall-hangings or panels, with an air gap behind, as a barrier between people and cold walls.

Heating and lighting:

B5. Learn how your building heats/cools and the link to comfort, by using data loggers (with good guidance).
B6. Improve your heating zones and controls, so you only warm the areas you are using.
B7. Install TRVs on radiators in meeting rooms & offices, to allow you to control them individually.

APPENDIX B

Condition of listed war memorial, chest tomb and headstone.

Aycliffe War Memorial

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1433531
Date first listed:	31-Mar-2016
List Entry Name:	Aycliffe War Memorial
Statutory Address 1:	Churchyard of the Church of St Andrew, Church Lane, Aycliffe, County Durham, DL5 6JY

Summary

First World War memorial, 1922, with later additions for the Second World War.

Reasons for Designation

Aycliffe War Memorial, which stands in the churchyard of the Church of St Andrew, is listed at Grade II for the following principal reasons: * Historic interest: as an eloquent witness to the tragic impact of world events on this local community, and the sacrifice it has made in the conflicts of the C20; * Group value: with the Church of St Andrew (Grade I).

History

Aycliffe War Memorial was unveiled on 11 October 1922 by Sir J K Trotter KCB, of Aislaby Lodge, Sleights, and dedicated by the Venerable P S Derry, Archdeacon of Auckland. Trotter was the son of the late Reverend T L Trotter who had been Rector at Great Stainton, a nearby village, for fifty years. Paid for by public subscription, it was made by Mr W T Jones of Durham at a cost of £120. It commemorates 13 local servicemen who died during the First World War. Following the Second World War a further dedication was added, commemorating the nine who died in that conflict.

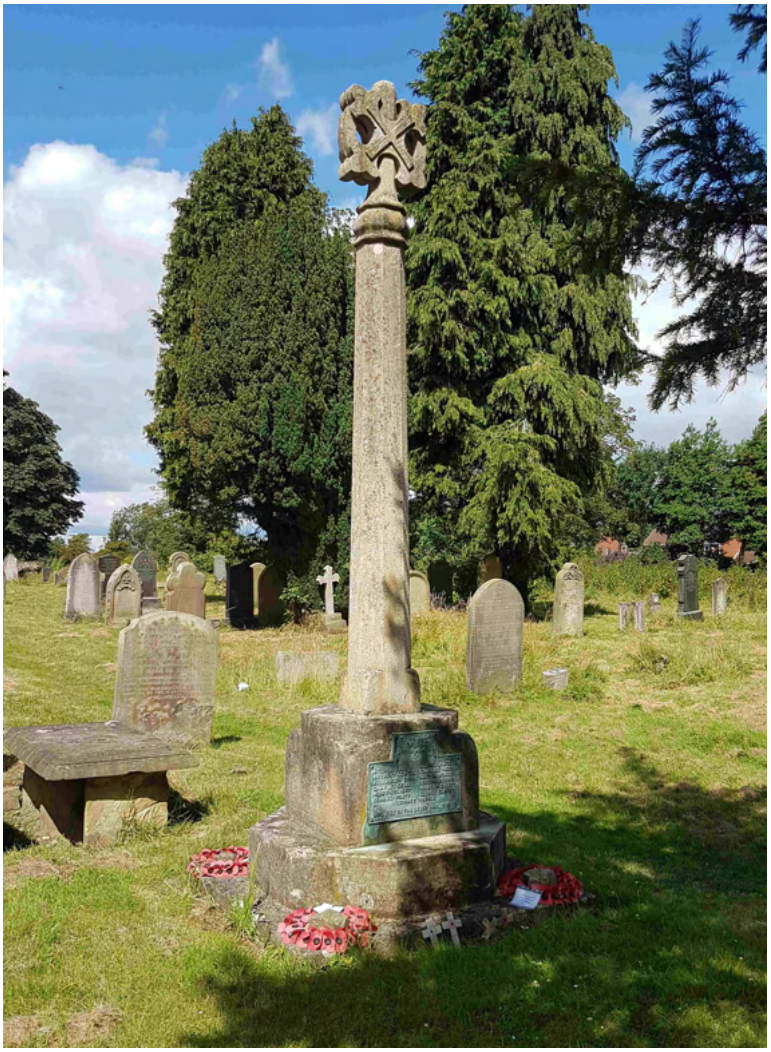
Details

The c 4m tall stone memorial stands in the churchyard of the Church of St Andrew (Grade I), close to the east end of the church. It comprises a cross of St Andrew fleury rising from an octagonal shaft. That stands on a low, square, pedestal with broached corners. The pedestal stands on a small octagonal step that is raised on a low square base.

The north face of the pedestal bears a bronze plaque reading TO THE GLORY/ OF GOD/ AND IN MEMORY/ OF/ (13 NAMES)/ WHO DIED IN THE GREAT WAR 1914-18. To the west face a similar plaque reads TO THE GLORY/ OF GOD/ AND IN MEMORY/ OF/ (9 NAMES)/ WHO DIED IN THE GREAT WAR/ 1939 – 1945.

End of Historic England Listing

Photo



Current condition

Stonework and bronze plaques in good condition.
No actions required.

Hodgson Chest Tomb

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1121507
Date first listed:	24-Feb-1986
List Entry Name:	HODGSON CHEST TOMB, 5 M. SOUTH OF SOUTH PORCH OF CHURCH OF ST. ANDREW
Statutory Address	1: HODGSON CHEST TOMB, 5 M. SOUTH OF SOUTH PORCH OF CHURCH OF ST. ANDREW, CHURCH LANE

Details

NZ 22 SE GREAT AYCLIFFE CHURCH LANE (West side, off)

10/9 Hodgson chest tomb, 5 m. south of south porch of Church of St. Andrew II

Chest tomb to Thomas Hodgson (died 1783) and some of his descendants. Large sandstone tomb, on moulded base, has blank raised central tablets to each face framed by shaped corner blocks. Inscribed slab top has moulded edges.

Listing NGR: NZ2828622146

End of Historic England Listing

Photo

Current condition

Crack in table top; surface decay to end panels.
Otherwise in sound and stable condition.
No actions required.

Headstone to John Gibson

Official list entry

Heritage Category: Listed Building
Grade: II
List Entry Number: 1322807
Date first listed: 24-Feb-1986
List Entry Name: HEADSTONE TO JOHN GIBSON, 7 METRES SOUTH OF SOUTH PORCH OF CHURCH OF ST ANDREW
Statutory Address 1: HEADSTONE TO JOHN GIBSON, 7 METRES SOUTH OF SOUTH PORCH OF CHURCH OF ST ANDREW, CHURCH LANE

Details

Small headstone to John Gibson died 1702. Rectangular sandstone block, about 0.75 metre high, with small semicircular top and moulded arrises to front and rear. Incised inscription on east face:, HERE LIETH THE BODIE OF JOHN GIBSON WHO DEPARTED THIS LIFE (illegible) ANNO 1702. Reverse has raised central lozenge with initials R C (?) above and 2 blank shields below.

Listing NGR: NZ2830222147

End of Historic England Listing

Photos

East face

West face

Current condition

Damage to northern edge at low level. Loss of detail to inscription. Otherwise in sound and stable condition. No actions required.

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