

Diocese of Durham

# Holy Trinity

## Durham

Care of Churches and Ecclesiastical Jurisdiction Measure 1991

### Quinquennial Report

on the surveyor's inspection on

**30<sup>th</sup> September 2020**

Durham Archdeaconry

Easington Deanery

Listed Building grade II - Not in a conservation area

Incumbent – Vacant



**Gordon Brewis**

**Chartered Building Surveyor**

**39 Lambton Court, Washington, Tyne & Wear, NE38 9HE**

**gbrewis@hotmail.com**

**0780 1010308**

## PART ONE

### 1. Introduction

- 1.1. I have not inspected the woodwork or any other parts of the structure which are covered, unexposed or inaccessible and am, therefore, unable to report that any such part of the property is free from defects. The inspection was carried out from ground level with the aid of binoculars. None of the services was tested and damp meters were not used.
- 1.2. There was no evidence of asbestos based materials. The corrugated asbestos cement roof to the boiler house was removed and replaced with slate coverings in 2017. A specialist asbestos survey would be required to determine the existence of any remaining asbestos based materials.

### 2. Brief description

- 2.1. Holy Trinity is a simple church of 1876 – 77 by Hodgson Fowler. A short chancel was added in 1886. External walls are of snecked rock faced sandstone with ashlar quoins and buttresses. Steep pitched roofs with welsh blue slates to the Nave, North and South Transepts and Chancel. Early English plate tracery. The south porch has a half timbered gable with bargeboards. A square louvred bellcote with steep spirelet is provided to the west end.



- 2.2. An arcade was built for the north aisle but never added. The north wall abuts the arcade. The north transept is screened off as a vestry. A pipe organ in the south transept with a blocked off doorway.
- 2.3. A mezzanine floor was added in 2000 to the west end. This construction incorporates the chancel screen. Accommodation includes entrance lobby, meeting room, kitchen, accessible wc and meter cupboard. At first floor level is an office, prayer room and storage.



- 2.4. The Nave is provided with a low platform with a small nave altar with a high altar.
- 2.5. Carpet is provided throughout the Chancel and Nave.
- 2.6. Loose chairs are provided.

- 2.7. A large sloping churchyard extended in the 1920's. Closed and maintained by the local authority.
- 2.8. An external ramp was added to the porch in about 1980 to assist wheelchair access and funerals.



### 3. Recent structural history

- 3.1. As above but a new fan convector radiator system was added to the Nave and Chancel in 2017. The freestanding chimney was removed, roof to the boiler house replaced and repairs carried out to lead flashings, roof coverings and damaged plasterwork in 2017.

### 4. Summary of Structural Condition

- 4.1. External walls are generally sound and the slate roof coverings are in good condition. A minor crack remains in the south chancel plaster.
- 4.2. The log book was inspected at the time of the inspection and whilst the information is brief, it provides a useful record.

## PART TWO

### 5. Roof

- 5.1. The main roof slopes are steeply pitched with Welsh blue slate coverings fixed directly to sarking boards. Concrete ridge tiles, lead valleys and cover flashings over soakers at gable upstands. Overhanging eaves with gutter brackets fixed to boards under slates. Following repairs carried out in 2017, the slates appear to be in generally good condition. Some previous repairs show signs of lead clips which appear to be sound.



- 5.2. Chancel slates are in good condition.
- 5.3. One slate has slipped to the north nave but generally in good condition.
- 5.4. Fairly extensive repairs to the south nave remain in good condition. Some slight displacement at west gable ridge.





5.5. Repairs to the nave slates both north and south appear to remain successful.

5.6. The organ roof also appears to be in good condition.

5.7. Porch slates are in fair condition but some patching against the nave wall. Flashings have been painted possibly to disguise the lead but may be Flashband.



5.8. Roof coverings to the steeple appear to be in good condition.

5.9. Vestry slates, flashings and valleys appear to be in good condition.

5.10. The roof to the boiler house which was replaced in 2017 remains in good condition.



## 6. Rainwater system and drainage

6.1. Gutters are generally deep flow cast iron supported on iron brackets fixed to the top of sarking boards. The gutters appear to be in generally good condition but vegetation should be removed to prevent over-flowing.





- 6.2. Rain water pipes are round cast iron supported by iron brackets off external walls. Paint finish is in fairly good condition but some redecoration is required. Rainwater shoes should be cleaned out.
- 6.3. Drainage appears to be via soakaways. North side of nave rainwater discharges to gullies and salt glazed earthenware channels but these are in poor condition and may lead to erosion of ground and undermining of foundations. There was no evidence of moisture ingress internally in this area.



- 6.4. Manholes to the south west corner appear to take soil waste from the toilets and kitchen.

## 7. Walls, buttresses, chimney

- 7.1. External walls are generally of snecked rock faced sandstone with ashlar copings to gables. Stonework is in good condition. Lower stonework to the south and east below floor level is of rough sandstone, uncoursed and is suffering from some erosion to the face of stones and joints. Repointing has been carried out using a cement based mortar which potentially accelerates the erosion. Replacement of pointing should be carried out using a lime based mortar to match the original. A dressed plinth cap is provided to the later chancel only.



- 7.2. Pointing to gable copings, chimneys and stonework appears to be generally good.
- 7.3. In 2017 the rendered brickwork chimney to the boiler house was removed and adjacent stonework repaired.
- 7.4. The main chimney to the east gable is provided with a clay pot and appears to be in good condition. The flue is built in to the chancel arch thickness. This is now redundant.
- 7.5. Minor cracking has occurred to the brickwork boiler room enclosure but remains in fair condition.

## 8. Spirelet, Bellcote, Bell

- 8.1. A tall slate roof with painted timber louvres below. Repairs and redecoration of the shiplap timber in 2017 remains in good condition. No access to the bell tower but understood to contain one 36" bell from 1868 in a steel frame. The bell is rung from the upper room with a hole in the ceiling to storage loft floor.



## 9. Windows and Doors

- 9.1. The east window comprises stepped triple lancets in plate tracery with hood mould. Condition is good but minor repointing is required to open joints and slight decay at cills.



- 9.2. Minor mortar patching required to bottom of two south nave windows.  
9.3. West gable window in good condition with only minor erosion at cill.  
9.4. The four triple stepped lancets in plate tracery to the north nave are in good condition with only minor erosion to west nave cill and an open cill joint to the vestry.  
9.5. Stonework surround to east vestry door is in good condition.

## 10. External decoration

- 10.1. Shiplap cladding to the bell tower is in reasonably good condition following repairs and decoration in 2017.  
10.2. Timber framing to the porch gable is in only moderate condition and requires redecoration.



- 10.3. External doors to the porch are in good condition with varnished boards and painted hinges.
- 10.4. Decoration to the balustrade at the front entrance is starting to deteriorate and will require redecoration.
- 10.5. Steel security gate to the vestry door requires redecoration. Outward opening battened door and frame is sound.

## INTERIOR

### 11. Roof

- 11.1. The roof structure to the chancel and transepts is concealed above the barrel ceilings but are likely to be scissor trusses. The nave trusses are partly visible including small curved braces and hammerbeams with iron tie rods at alternate trusses. There were no apparent defects from a floor level inspection. The ceiling access hatch was not entered. Stiffening to two trusses appear to support the bellcote.



- 11.2. Roof structure to the entrance porch appears to be sound.

### 12. Ceilings

- 12.1. Ceilings to the chancel and transepts are barrel vaulted. Nave with faceted panels. Water damaged panels were made good in 2017.
- 12.2. Rooms at ground and first floor to the west have white painted ceilings in good condition.

### 13. Chancel arch, Arcades Masonry

- 13.1. The chancel arch is a double chamfered pointed arch in good condition. Transept arches similar and extended to floor level. Erosion of stone noted at north floor level.
- 13.2. The north arcade is formed with four pointed, double chamfered arches with octagonal piers. All appear to be in good condition. No further movement was detected at the western pier where a cracked stone was noted at low level.
- 13.3. Debris was noted to be falling on the altar floor from the gap between the chancel arch and the plastered ceiling. The gap should be sealed with a flexible sealant.





#### **14. Partitions, Doors, Panelling and Screens**

- 14.1. Oak framed dado panelling to the chancel is in good condition.
- 14.2. A lightweight screen forming the vestry is in reasonably good condition. The door has been adjusted to suit floor coverings but requires further adjustment.
- 14.3. A softwood framed, partially glazed screen forms the more recent accommodation to the western end in a similar pattern to the dado panelling. Good condition.
- 14.4. Inner lobby doors are of softwood framed glazed type with laminated glass panels. Some deterioration of glazing edges.
- 14.5. Self closing fire resisting doors with vision panels provided to rooms at ground and first floor levels.
- 14.6. Partitions to the western end are generally in good condition with only minor hairline cracking. Filling required at next decoration.

#### **15. Plaster and decoration**

- 15.1. Plasterwork generally is in good condition. Some minor vertical cracking to the south side of the chancel but not serious.



- 15.2. Minor water staining at high level to the organ but external repairs carried out in 2017.

#### **16. Ventilation**

- 16.1. Mechanical ventilation is provided to the ground and first floor rooms to the western end. Control is via local timer and speed controls.
- 16.2. Timed controls to accessible wc ventilation.
- 16.3. A recirculating cooker hood is provided in the kitchen with a high level isolator
- 16.4. Under floor ventilation to the nave is very limited.

## 17. Glazing

- 17.1. At east, three stepped lancets by A L Moore of London in 1905, very good quality and appears to be sound.



- 17.2. South east nave by Lowes Noble 1901 memorial geometric decorated, S Paul, fair condition with minor loss of paint, dirt and some distortion of lead. Support bars are widely spaced with some bowing of leads at Evangelist symbols.
- 17.3. South west nave cast white leaded sound.
- 17.4. Two west lancets in upper store cast white lead with external ferramenta, dirty but sound except for one cracked pane taped over.
- 17.5. North west and north east nave cast white leaded windows are sound but with some dirt. Safety bars are provided to the north west window which is now over two floor levels.
- 17.6. Mid north nave 1927 jubilee by A L and C E Moore of London "He is not here He is risen" fine painting, good condition except minor cracks. Clean internally but dirt externally.
- 17.7. Vestry and organ, cast white lead in good condition but dirty. Vestry hopper requires adjustment to allow proper closing.
- 17.8. All windows are protected by sound vented polycarbonate with joint strips at tall lights. Good condition but clouded by age and daylight. Dirt collecting behind organ and north nave. Cleaning required. Consideration could be given to replacement with new UV resistant material.
- 17.9. Reinforced plastic protection to porch windows very clouded by age.

## 18. Floors

- 18.1. Carpet floor finishes are provided throughout the nave, chancel and transepts preventing an inspection of the floor below. Three step altar platform is solid, two step nave platform is suspended timber.
- 18.2. Fitted carpet is continued over the nave walkway with cord carpet to the seating area.
- 18.3. Timber laminate flooring to the western ground floor is generally good but lifting adjacent to the accessible wc door.



- 18.4. Carpeted timber framed staircase and suspended timber upper floor.

18.5. Balustrade to staircase is matt lacquered with softwood balustrade and handrail.

18.6. Storage loft over west room is boarded out with ply.

## **19. Reredos Monuments, Brasses, Furnishings, Organ**

19.1. Sound simple reredos with modest carved tracery and florets over a shelf behind a ply altar. Simple light oak nave altar and credence table.

19.2. One brass, two simple marble on south side.

19.3. Dark oak Bishop's chair 1938, prie-dieu and two Pugin chairs. Carved 17<sup>th</sup> century chair in poor condition. Chairs to nave are in good condition.

19.4. Two manual pipe organ with oak case, glass doors by Vincent 1884 in good order and tuned annually by Brian Brighton.



## **20. Heating**

20.1. Separate gas fired boilers for church and western rooms. Pair of balanced flue boilers in vestry. Heating to nave and chancel replaced in 2017 with fan convector radiators. Slight background noise when in operation but if reduced during services, not thought to be a problem.

20.2. Heating to western rooms appears to remain satisfactory. Gas supply along north arcade to combi boiler in kitchen with panelled radiators in rooms.

20.3. Gas meter located in former boiler house semi-basement.

## **21. Electrical**

21.1. Meter, fuse and distribution boards are located in the cupboard under the stairs. Installation date appears to be 1970's with pull out fuses for church lights, power and outside lights. A further board of about 2000 with RCD and MCB protection. Concealed wiring but no test report.

21.2. Metal halide floodlights are provided to the nave at high level. Not energy efficient. Consideration may be given to more energy efficient fittings.

21.3. Surface mounted socket outlets with MICC wiring to church.

21.4. Low energy light fittings and recessed plastic sockets provided to rooms at west.

21.5. Fluorescent lighting to vestry.

## **22. Lightning Conductor**

22.1. Copper rod and conducting tape from steeple down to earth at north west corner. Protection at low level. Appears to be sound.



## 23. Fire precautions

23.1.1. Emergency lighting is provided to the upper rooms, stairs and porch. The fire alarm panel is located under the stairs with smoke detector and break glass at stairs and porch.

23.1.2. Fire extinguishers were serviced 8<sup>th</sup> September 2020 by Peterlee Fire Company.

Porch	9 litre water
Vestry	9 litre water
Orgn	2kg CO2
Kitchen	2kg CO2 and fire blanket

## 24. Water supply and sanitary fittings

24.1. The mains cold water supply enters the old boiler room and runs along the north wall to the kitchen.

24.2. Large catering double stainless steel sink and inset stainless steel wash basin provided in the kitchen.



24.3. Hot water is provided via the combi boiler in the kitchen.

## 25. Disabled access

25.1. An access ramp is provided to the main entrance lobby with a long sloping path from the road with two steps. Some repointing is required to the side wall of the ramp and paving stones. Alternative is from a long sloping path to the north or via a gated access from the vicarage.

25.2. Good level access is provided throughout the ground floor except for the stepped access to the altar platform.

25.3. Accessible wc with appropriate fittings and baby change shelf. No alarm.



## 26. Security

- 26.1. Wrought iron gates to the outer porch protect the external doors and can be padlocked. Inner porch doors are heavy oak framed with two large shoot bolts, mortice deadlock and night latch.
- 26.2. The vestry is provided with a heavy oak framed door with two large shoot bolts and night latch.

## 27. Churchyard, boundaries, signs, paths, trees

- 27.1. A large sloping church yard with numerous headstones in all parts. Many of the headstones have been lowered for safety reasons or have been vandalised. Some near west boundary very damaged. Some interesting designs
- 27.2. Concrete flagged path is in reasonable condition.



- 27.3. Trees at boundary and adjacent to church. Tree preservation order 1984.
- 27.4. Some trees close to north and west boundary wall are affecting the stability of the wall and should be pruned back.



- 27.5. Wooden paling fence to north east churchyard extension, some temporary bracing off trees.
- 27.6. Stone wall to north boundary with brick top and copings. Failed render outside and affected by trees. Leaning particularly adjacent to gates.
- 27.7. Stone wall to west in moderate condition, some cracking and repointing required.



- 27.8. Retaining wall to south in reasonable condition but some vegetation growth and repointing required. Stone gate piers worn and rendered over in poor condition.



- 27.9. Gate hinge to south entrance broken.  
27.10. Steel gate post to north entrance corroded.



- 27.11. Gates require redecoration.  
27.12. Two stone steps from south highway leading to concrete flagged path in reasonably good condition.

## 28. Archaeology

- 28.1. Consultation with the local authority archaeologist indicates that the church and its site are not of archaeological importance.

## 29. General Comments

- 29.1. The church is in generally good condition and fairly well maintained. The internal refurbishment of the western rooms makes good use of space.  
29.2. Only minor repairs are recommended as scheduled below.



## **PART THREE**

### **PRIORITY LIST**

#### Priority 1 (immediate action)

Remove vegetation from external gutters	6.1
Clean out rain water gullies and channels	6.3
Replace slipped slate to north elevation	5.3

#### Priority 2 (within 18 months)

Redecorate porch gable timbers	10.2
Paint security gates to main entrance	10.2
Replace hinge to south entrance gates	27.9
Replace steel gate posts to north entrance	27.10
Replace lifting sections of laminate flooring	18.3
Seal gap between chancery arch and altar ceiling	13.3
Redecorate external rainwater goods	6.2
Repoint and reset slabs at edge of entrance ramp	25.1

#### Priority 3 (within 5 years)

Repoint open joints to window cills	9
Replace failed laminate panels to lobby doors	14.4
Clean or replace polycarbonate and clean dirty glass	17.8
Rake out cement mortar pointing to stonework and replace with lime based mortar	7.1

#### Recommendations for future care and maintenance

- Clear gutters at least once per year.
- Remove saplings from headstones

### **30. Reproduction and Use.**

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G Brewis MRICS

4<sup>th</sup> October 2020

## ADDENDUM TO THE SURVEY REPORT

Required under the Care of Churches and Ecclesiastical Jurisdiction Measure 1991

**PURPOSE OF REPORT** This is a general report only, as is required by the Measure. It is not a specification for execution of repairs and must not be used as such. The parish is reminded that it will be necessary to obtain either the Archdeacon's permission or a Faculty if it is intended to make repairs for which an architect's specification should be sought. The PCC minutes must record that an application is being made for permission or faculty and a copy of that minute must accompany the application together with a full specification, drawing where appropriate and an estimate of the cost of the work. In any application for grant aid a full specification is always required.

**LOGBOOK** The parish has a duty under Canon F13(4) to keep a Log Book recording all work carried out on the building.

**MAINTENANCE** Continual vigilance to guard against blockages in gutters and the rainwater system as a whole is needed. Every parish must find for itself a reliable procedure to ensure that gutters, ground gutters, gullies and drains are kept clean. It might be:-

- Maintenance under contract by a local builder or handyman or
- Maintenance by church working party

Whatever system is adopted the problem remains to remember when to organise the work. Gutters and pipes should be checked at least twice a year. If the Log Book is used as a checklist of action every year and kept as an up to date record this will itself act as a reminder.

**HEATING INSTALLATION** A proper examination and test should be made by a qualified engineer annually and a written report obtained for the Log Book.

**ELECTRICAL** A five yearly Fixed Wiring Test should be carried out immediately if not done within the last five years by a competent electrical engineer that is a certified holder of the National Inspection Council of Electrical Installation Contracting (NICEIC) or a member of the Electrical Contractors Association (ECA) and a resistance and earth continuity test should be obtained on all circuits. The test report should be kept with the Log Book. The present report is based on a visual inspection of the main switchboard and certain random sections of the wiring without the use of instruments.

To check registration with NICEIC and ECA see [www.electricalsafetyregistration.com](http://www.electricalsafetyregistration.com)

**LIGHTNING CONDUCTOR** Any lightning conductor should be tested by a competent electrical engineer every five years (in addition to any recommendation in this report) in accordance with the British Standard Code of Practice. Records of the results and condition should be kept with the Log Book. Note that there is no general requirement for a Lightning Conductor.

**CHURCH WARDEN'S INSPECTION** Although the Measure requires the church to be inspected every five years serious trouble may develop in between these surveys if minor defects are left unattended. It is recommended that the wardens should make or have made a careful inspection of the fabric at least once a year and arrange immediate attention to such matters as displaced slates and leaking pipes.

PEOPLE WITH DISABILITIES “One of the striking characteristics of the Gospel narratives is Jesus’ concern for people with disabilities but sadly the church has, in the past, given little attention to their needs. The design of our buildings has often proved a barrier to those who attend church services” (Chairman of the Church Buildings Council). The PCC are reminded that the Disability Discrimination Act 1995 places a duty on churches to review all practices and facilities and to take all *reasonable* steps to avoid discrimination against people with disabilities caused by physical features, bearing in mind the limitations often found in historic buildings.

Useful advice and audit sheets are to be found in “Widening the Eye of the Needle” published by the Church Buildings Council 1999 £10.95

INSURANCE The PCC is advised that insurance cover should be reviewed annually to take account of any rise in the cost of rebuilding.