Diocese of Durham

St Cuthbert, Redmarshall

(260)

Ecclesiastical Jurisdiction and Care of Churches Measure 2018

Quinquennial Report

On the architect's inspection of

18th January 2024

Archdeaconry of Aukland
Deanery of Stockton
Grade I listed – Not in a Conservation Area

Incumbent – Revd Claire Gibbs

Report prepared by

Sarah Harrison RIBA

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REVISION A – *First Issue*

Dates of inspection - 18.01.2024
Weather – Dry and cold, 2°C

Date of report – February 2024
Date of previous report – May 2014

PART ONE

1. Inspection notes

1.1 I have made a thorough general survey of the condition of the church and grounds. The inspection was such as could readily be made from ground and tower roof level. I have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and I am therefore unable to report that any such part is free from defect. None of the services were tested. Damp meters were not used.

1.2 It is not obvious that there are any asbestos containing materials in the church, however it could still be found in such things as 20th century additions or pipe lagging. This report is not a survey under the Control of Asbestos Regulations 2012. If the PCC determines that a survey is required following their own assessment, a specialist contractor should be approached. The parish should make themselves familiar with the guidance provided to parishes by the HSE through The Church of England website.

1.3 We must stress that we have not carried out any investigation to determine whether any high alumina cement was used during the construction of the building inspected and we are therefore unable to report that the building is free from risk in this respect. In view of the possible potential danger connected with high alumina cement we strongly recommend that the appropriate investigations, inspections, and tests be carried out immediately by a suitably qualified engineer.

2. Brief description

The following is informed by an earlier Quinquennial inspection by Ian Ness.

2.1 The church has a simple form and consists of a Chancel and Nave, to the South a side chapel, a small SW porch, flower room and three stage Tower to the west. The Norman porch outer doorway has been moved and heavily restored. The Chancel was re-built in around 1200 with a recess to the north which may be an Easter sepulchre. Unusual perpendicular sedilia. The South chapel ages from around 1300. Windows are all C19th. Norman W tower. For a full analysis see the 1996 Archaeological Assessment by Peter Ryder.

2.2 The church is constructed from semi-coursed limestone blocks mixed with sandstone, part rubble. There is a projecting C19th ashlar eaves course to the sides of nave and chancel. The walls appear to have been raised in the nave, evident from the former abutment marking on the tower wall. There are blocked windows in chancel N and S walls.

2.3 The main approach to the church is from the south which is now dominated by the chapel and its large window.

2.4 The interior sees Norman arches, a medieval chapel, box pews, tomb effergies and Victorian floor and windows which, together, are all of such quality that they combine into a fine interior.

Internal View looking to Chancel

Internal view to Font

2.1 Listing Description

NZ 32 SE REDMARSHALL CHURCH LANE (north side) 5/556 Church of St Cuthbert

16.11.67

I

Mainly Norman with restorations. C13 chancel and south chapel, much restored. Roughly coursed rubble. Unbuttressed west tower with battlements of C15. Norman doorway to south porch. One upper couch roof truss but other timbers renewed. C15 sedilia and Easter sepulchre. Windows all Victorian. Late Norman font. C17 pews and communion rail. Tomb effigies of Thomas de Loughton and wife, mid C15.

Listing NGR: NZ3861721187

3. Previous Inspections

This is the author's first inspection; however, the previous 2014 report has been obtained and was conducted by Mr Ian Ness.

4. Recent recorded works

4.1 There was a log book on site however it had not been updated in many years (since before the last inspection). The last report includes the following works:

1979 *Organ replaced*
1986 *Pointing at W of tower and inside tower parapet, metalwork in tower*
1988 *New lightning conductor, church rewired, effigies in chapel 'conserved'*
1995 *New stained glass inN chancel*
1998 *Plaster repairs and decoration*
1999 *Chancel porch rebuilt, floodlighting added*
2000 *Stone repairs at porch and chancel*
2001 *Conservation of stones at porch by Hannah Conservation- no records in Log book*
2002 *Lower walls in nave and chapel replastered, internal wooden ramp added at entry*
2003 *Heating renewed*
2009 *Belfry louvres replaced, new gates*
2012 *Lead roofs on chancel and nave replaced in stainless steel after repeated thefts*

4.2 It is very difficult to understand the history of the building alongside any current issues without a full and comprehensive logbook. It is a vital element of church building care and should be filled in as a matter of urgency.

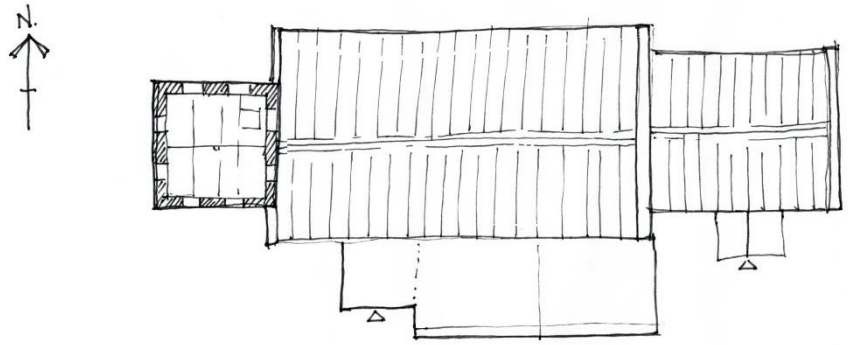
4.3 **I** am informed from Mr David Beaumont (whom I believe had taken over as the church architect from Ian Ness) and the current incumbent that there is works planned to replace the south chapel roof. I am unaware of the detail and have not seen the specification for this work but will take this into consideration with any recommendations for actions required.

5. Summary of condition

5.1 The church has seen movement in the past, evident from cracks between the elements of differing ages, however the building now appears to be mostly at rest.

5.2 Substantial plaster repairs have been done and the church is in good overall condition, far less damp than other churches of a similar age. Some modern replacement stones in the ancient masonry and further replacements will be needed in the next few decades.

Plan of the church (No plan available. Indicative roof plan below for orientation purposes only. NTS)



PART TWO

6. Roof Coverings

6.1 Tower

Figure 1- Tower roof

6.1.1 Ancient low ridged lead with continuous box gutters to N & S falling through holes in the W elevation onto the unlined tops of two stone outshoots (reported as gargoyles in last QI). There is a very low drip joint E of centre on the south side, corresponding to the stone decay inside. A similar step at N gutter is closer still to the E end, making the main length about 3.5m long. As previously reported, the lead lengths are too long by modern standards, but the falls are ok, and the gutters currently seem sound, though staining the beams beneath denote past issues. They may stay sound provided they are kept clean of silt; the timbers below should be checked regularly.

6.1.2 Lead roll joints at ridge and between six bays of moderate size. Reported repairs to overlaps near NW and SE corners appear ok. Cover flashings in shorter lengths into parapet appear sound.

6.1.3 A lead covered hatch restrains the movement at two bays, the hatch itself has patched corners and the timber upstand beneath is rotten, there is obviously water penetrating this area. The hatch is very heavy and has no fixings.

6.2 The Nave and Chancel roofs were re-covered in 2012 with standing seam stainless-steel. The lead cover flashings embedded in the irregular stonework were retained and appear sound. The roof has some rippling, as expected with long bays of stainless-steel.

6.2.1 At the north-east end of the nave, the last bay overhangs the gutter with a different drip detail to other corners, it is unknown if this is an element of the roof design.

Figure 2- Nave roof from tower

6.3 The southern Chapel has green Westmorland slate with lead soakers and cover flashings against the nave. Mortar fillets against the gable watertables. Ridge looks to be bedded stone. The entire roof is very moss covered, several slates are slipping and it has reportedly been in a similar condition for some time. It is due to be replaced in the near future which is necessary.

6.4 The Porch roof is a continuation of the chapel roof to the west and is in similar poor condition, slates at the slight angle change are lifting and slipping. As reported at the last inspection, there is a risk of decay in the SW corner battens, these and all other timbers should be carefully checked when the roof coverings are stripped. The small area of fascia/soffit is also rotten and requires replacement.

Figure 3- Porch and S Chancel

6.5 The former chancel porch (now Flower Room) was re-slated in reclaimed green Westmorland with lead cover flashings and though a little moss-stained, appears to have no defects to report.

7. **Rainwater Goods –** Cast iron gutters and downpipes. Due to the many close trees clearance of gutters twice a year is probably needed. The downpipes have shoes and discharge into iron channels which carry water over the brick plinths.

7.1 Nave and chancel reportedly painted in 2012 when the roof was replaced. To the chancel the top section of downpipe is canted outwards due to the position of the gutter above.

7.2 The overall condition to the Chancel and Nave are ok, apart from some staining and rust now beginning to show at joints. To the west end of the S side, the gutter end is dropping slightly.

7.3 At the south chapel a short section of lead lined gutter, the timber supporting this is completely rotten and requires full replacement.

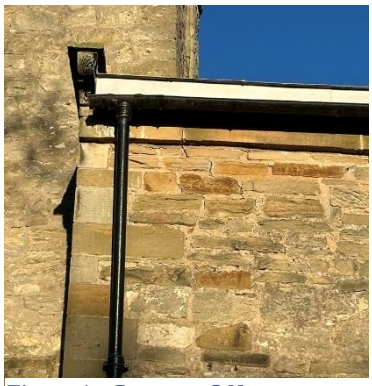


Figure 4 - Gutter to S Nave

Figure 5 – Brick Plinth

7.4 The flower room guttering is in the poorest condition, though still functioning. More rust build-up than the rest, it is unclear if the joints are holding up.

7.4.1 The drainage trench around the church reportedly dates from 1893. No known piped drainage, so the trench seems to drain to one or more soakaways, though this is not evident.

7.4.2 Some of the channels to the base of the RWP shoes are slightly rusted but holding up.

8. **External Walls & Buttresses –** Mixed sandstone and limestone, prevalent in the area. Both stone types see different levels of weathering across each facade. Pointing in a variety of styles and conditions across the facades.

8.1 The very slight cracking between the chancel E gable and its N and S walls is still evident, no historic photos are provided therefore unable to confirm any changes. However, there is still no evidence of this internally and therefore deemed to be settled.

Figure 6 – Chancel E gable movement

8.2 Very minor cracking at high level on the W end of the South Nave wall, once again does not appear to have worsened but difficult to know without reference photos.

8.3 There is a crack to the S chapel on the S façade beneath the window. This does not appear to have been reported at the last inspection and therefore should be monitored for any progression.

8.4 The South wall of the Flower Room was reportedly taken down and rebuilt on a concrete raft in 1999. Minor settlement cracks between Pointing is good here, suggesting no further movement, however this is still visible internally – see item 14.7.

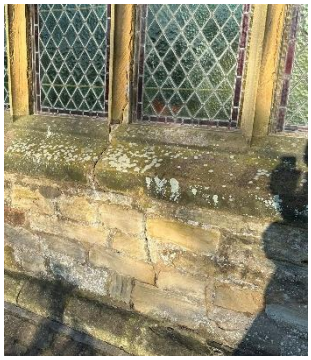


Figure 7 – S Chapel crack below window

8.5 The stone is eroded across most facades, there are also areas of stone erosion which is moderate to severe. Therefore, limited stone replacement to the following locations needs to be considered:

Figure 8 – eroded stone to N

8.5.1 S nave wall above the chapel E roof slope – limited repairs bur repointing and some infill should be carried out prior to (or as part of) re-roofing works.
8.5.2 The base of the S Chapel, east wall.
8.5.3 West façade of porch, primarily at low level.
8.5.4 Monitor the east gable at lower levels and above window for replacement in 5-10 years.
8.5.5 Isolated stones in the lower N nave wall, where some previous replacements are evident.
8.5.6 North Chancel and Nave at the heads of the lancets.

8.6 Pointing of the stone is in a variety of materials, some lime with a heavy aggregate, some cementitious. Overall average condition with some re-pointing required at the following locations:

8.6.1 Parts of the brick plinth, particularly at corners and where it has been patched previously. Some bricks may need re-bedding.
8.6.2 The vertical movement joints between nave and tower, both the north and south would benefit from re-pointing. This would also allow better monitoring of any movement.
8.6.3 Isolated areas above the chapel roof should be done as part of the re-roofing scheme to ensure a comprehensive approach.
8.6.4 S wall of Chancel near abutment to flower room.

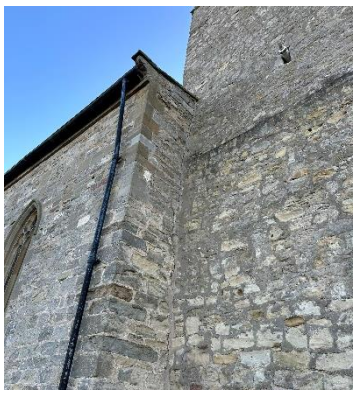


Figure 9 – N joint Tower to Nave

8.7 The brick plinth and trench all around the church may have been added to keep the base of the walls dryer by throwing rain off. It may also protect the tops of shallow footing stones exposed when the trenches were dug. Clay airbricks inset in the slopes may be meant to ventilate under the bricks or more likely through the walls and under the suspended floors. On the shady N side some algae shows that the stone course above the bricks stays damp. Any benefit from the brick plinths will be lost if they are not kept pointed and the trench drainage clear.

9. Tower Bells, Frames & Clock

9.1 Tower: Three stage rubble tower without buttresses. Battlemented parapet, string course and. Slight setback at first floor level. Gargoyles reported in las QI, these are not evident, but the rainwater outlets could have lost their ornament. Glass reinforced plastic flagpole with four iron bar stays, two of them part of the lightning conductor. Lightning staff to the West.

Figure 10 – West tower elevation

9.2 Tower Elevations:

9.2.1 Top stage (to string course) – fair but some open joints to N and W sides. Stone erosion is particularly bad near the rainwater spouts, worse at the southern spout. Flush parapet coping stones deeply weathered and reportedly very ancient. Weathering is not taking its course as pieces of delaminating stone removed at the time of inspection. This stone should be regularly monitored to ensure no loose pieces pose threats of falling.

9.2.2 Second stage (from string course to step in masonry) - Fair but scattered open joints and decayed stones including four SW quoins deeply decayed. When access is provided for other work the upper string course joints should also be pointed. The mullions to all facades have eroded and now look to have open joints to the base of the mullions at the N and W sides, the E was unable to be seen.

9.2.3 Bottom stage (below step in masonry) – Western window has a cracked cill, cracking also to the southern edge of the lancet alongside open joints to top (corresponding with inside condition at item 9.7)

9.3 As per item 8.6.2 regarding areas requiring re-pointing, there are cracks between the tower and the nave W gable at both sides, slightly more pronounced at the N side where it also appears the gable has moved N a little. It was thought to have stabilised at the 1996 inspection and still not visible inside following the 2008 decoration, so movement is deemed to have stopped.

9.4 Minor stone replacement will be needed soon at the tower lower stage S and W sides. The hard pointing would be better removed and re-pointed in lime mortar to delay decay and help assess whether movement continues to the west side.

Internal Tower

9.5 Belfry – Exposed large ridge beam running E/W, base of box valleys on the N and S sides exposed. NE corner very damp near hatch. Wooden ladder to roof hatch.

9.5.1 Pair of steel C-sections built into walls for three fixed bells with hand chime hammers inside. Not in Diocesan Bells Catalogue but PF Ryder reports that one is C14th-15th and the other two may also be medieval. The steels are painted but the narrow gap between them would be difficult, if not impossible to coat.

9.5.2 Recent oak louvres with mesh inside two openings. Plywood to cills which is delaminating. The stone mullions are heavily weathered.

Figure 11 – Tower roof underside

9.5.3 Multiple concrete lintels to openings which are sound. Formerly whitewashed masonry generally OK with areas of weathered stone, including low level to the N side under the bells and to the corners of the valley gutters, which have been patched in the past.

9.5.4 Softwood floor, no defects obvious but covered in dust and debris from stone erosion.

Figure 12 – Belfry beams

9.6 Mid stage - whitewashed stone, all eroded with raised mortar, worst and more recent erosion at upper N wall and NE corner. Steel ladder up to belfry, secured at base and top.

9.6.1 A small louvered vent opening at S, timber aged but all louvres remain, one shows sign of former rot and insect attack and the frame is in poor condition.

9.6.2 Gas boiler on N wall with balanced flue punched through a former vent opening and steel heating circuit pipes down to vestry. Another vent to W side has air bricks which appear to be stacked loosely to the outer face, these should be fixed/ replaced.

9.6.3 Opening in wall to the west has been blocked off, the area is full of loose debris.

9.6.4 Softwood floor with hatch and safety rail which is slightly loose. Flooring has some small gaps but not causing an issue.

Figure 13 – Bottom stage ladder

9.7 Bottom stage contains a tall vestry/ storeroom with the organ in the tower arch (Unmolded arch on plain imposts). The room is again whitewashed, the W window has cracking to the head and loss of plaster/ decoration at lower level. This does not all appear recent but was not commented on in last report. A steep steel ladder with alternating treads. Heating pipe distribution from above. Room also contains the Distribution Board (DB) and has a safe built into the wall. It is full of lumber, this should be cleared, specifically to the base of the ladder to upper stages.

10. External Windows & Doors

10.1 To the South Nave, at the western most lancet, the stone reveal is delaminating and needs to be monitored. The window also has a rusted hopper.

10.2 The South Chapel window's central mullion has a split at the base which continues to the cill and stonework below. In comparison to the photographs included in the last report there has been little to no worsening of the mullion condition, but it is unclear if the joints below the cill were open. The previous inspector also suggested it could be due to a rusted dowel. Replacement was also recommended. There are also slight open joints to the hoodmould and tracery which require pointing.

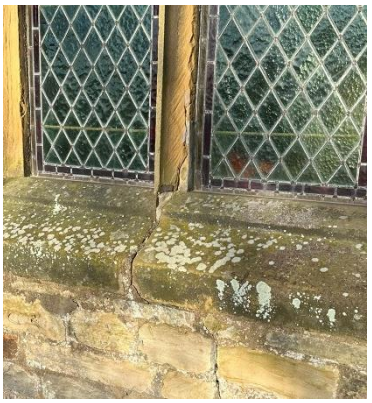


Figure 14 – S Chapel mullion

10.3 Tower W window cill cracked, see item 9.2.3. Unknown if changed, nonetheless should be re-pointed.

10.4 N Nave mid window E mullion is split but seems stable as reported in last inspection, additional weathering of the break may have occurred, therefore this should be monitored.

10.5 To the North Cancel, there is very minor spalling at the E reveal and mullion has been mortar repaired.

10.6 To the East Chancel, there are slight open joints to the cill which should be pointed.

11. External Metalwork, Woodwork & Paintwork

Figure 15- Flower Room door

11.1 Porch doors are a pair of stained oak framed and battened in good condition.

11.2 The Flower Room outer door is boarded over inside. This is an ancient door, which has seen a repair to the base, to replace rotten boards. The paint is holding up but should be re-coated soon.

11.3 The flagpole is held by an iron socket, which should be kept well maintained for safety of the pole.

INTERNAL FABRIC

12. ROOF STRUCTURE & CEILINGS

12.1 Nave & Chancel: Reported as C19th, stained shallow softwood trusses, purlins and rafters. Exposed sarking boards.

12.2: South Chapel: Exposed rafters and purlins with softwood boarding above. The boarding is very stained to the E, SW and at ridge. The roof above is due for replacement.

12.3 Flower Room: has modern coupled rafters, ply boarded between rafters.

12.4 Porch: mono-pitch with exposed rafters and boarding. All boarding is very stained and any rotten timber should be replaced as part of the re-roofing scheme.

Figure 16 – Nave roof

12.5 A small area of watermarked and softened boarding at the chancel SE corner was found at the reroofing to be strong enough on top to be left unrepaired. The same area of staining can still be seen and it will need to be evaluated if it is getting any worse over time.

13. CHANCEL ARCH, ARCADES & MASONRY / STRUCTURE

13.1 At the Channel a round arch, slightly flattened at the top, exposed stone to each side with plastered finish in the centre. All in good condition.

13.2 The South Chapel arch is chamfered limestone inner arch on corbels with carved heads. The surrounding arch is chamfered and finished with plaster down to floor. Both good. Signs that a former screen has been removed.

13.3 In the Chancel, an ancient arch to the N of the altar is weathered but sound, in the recess the cill is said to be a medieval cross slab. On the opposite side, the traceried sedilia are equally worn. The seats are now very low, perhaps because the sanctuary floor has been raised over time.

Figure 17- Chancel Arch

Figure 18- Ancient arch to N Chancel

Figure 19 – Sedilia to S Chancel

14. Plaster & Decoration

14.1 There are a few areas of minor damp to the base of the lime plaster and limewash, mainly to the N chancel, Bottom stage of the tower and SE of the Chapel. However, these should be regarded as sacrificial by concentrating harmful salts from rising damp in the bottom of the plaster rather than in the masonry.

Figure 20- Damp to S Chapel

14.2 The painted plaster in the tower vestry remains in poor condition.

14.3 The last QI reports that in some areas not all the previous emulsion paint could be removed so there may be future peeling due to incompatible substrates. No such peeling at present. The last redecoration appears closer to a breathable masonry paint than to limewash.

14.4 The Porch looks to have been re-decorated at some point with vinyl silk type paint, which isn't advised but appears to be holding up. There is a risk this can trap moisture in the stone.

Figure 21- Easings to S (item 14.6)

14.5 In the Chancel there is a hairline crack to the S window, open joints to the E window cill.

14.6 To the Nave there is are easings on the S side between the entrance door and tower. This was not reported at the last inspection and should be monitored, the tower could be seeing some further settlement.

14.7 There are cracks, which appear historic, on both sides of the Flower Room at the abutment to the Chancel, also evident externally, though now repointed.

15. Partitions, Doors & Paneling

15.1 The Flower Room door on the chancel side has lost its top moulding.

15.2 The base of the northern chancel pew has become rotten, and the end piece is falling off. The general condition of the plinth should be checked for further rot.

16. Ventilation

16.1 The only sign of historic room ventilation are stone vents in the chapel S wall and N Nave both now plastered over inside. Additionally, a disused and seized Victorian hopper in the nave SW window.

16.2 The air bricks in the top of the brick plinths may be ducted through the walls to ventilate the suspended timber floors, there is no access under the floors to check this. Some rain is likely to also enter these air bricks, so the effect is uncertain.

Figure 22- Vents in plinth

17. Glass

17.1 Two stained glass windows, both in chancel side walls and in good condition.
- At S two light and quatrefoil over Austin memorial 1904, angels.
- At N two light and roundel over Millennium of Durham diocese, 1995.

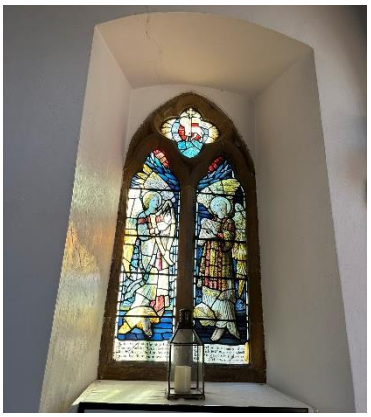


Figure 23- window in Chancel

17.2 In the Flower Room a small square light with leaded coloured glass is in good condition.

17.3 The rest of glass (including the vestry in the tower) is white diaper leaded, with various painted leaf designs in the tracery lights. Chapel glass elaborated with red and yellow borders and emblems set in the main lights, with a couple of minor hairline fractures.

17.4 At E window and N nave lights internal ferramenta as well as the general iron saddle bars.

17.5 A ventilation hopper at the nave SW light is in poor condition and may have to be removed eventually. This window also has a cracked pane.

17.6 All windows would benefit from a gentle cleaning, there is no external protection therefore an uncomplicated task.

18. Floors, Rails

18.1 A faculty was reportedly granted in 1893 to lower the floor by 9", perhaps when the present Victorian pattern of pew platforms and flagged passages was installed. Unusually, leaving the nave and choir level. Consequently, there is now a step down from porch to nave. The step is formed by a plywood ramp and is acceptable though not in-keeping with the aesthetic.


Figure 24 – rotten raised pew platform N Choir

18.2 Sanctuary steps sound. Sanctuary flags and part carpet sound. Dry salts on the flags under the carpet seem to do no harm and are part of the inevitable migration of ground water in an ancient structure.

18.3 The communion rail is stained softwood with balusters and lift out mid-section. The north section is loose and requires fixing.

18.4 Stone flags at the passageways and suspended timber under the pews to Nave and Chapel. The suspended floor under the N choir stalls is dropped close to the N wall which suggests decay in the joist ends where they span onto the wall, also linked to item 15.2, as pictures at figure 24.

18.5 Flag stones to walkways part covered with loose carpet runners. No underlay or non-porous backing which allows for vapour to pass. There is slight erosion to the edges of several flags, perhaps due to rising damp, particularly near the door and font. A pocket of surface erosion close to the pulpit may need a stone replacement in the future, but not currently posing an issue.

18.6 Slightly raised suspended timber floors under the nave pews and in the South Chapel, which has fitted carpet except at the effigies. A board is loose at the SE corner of the nave S pews. A movable softwood ramp provides access up to the chapel floor.

18.7 The porch paving is slightly uneven but ok, a loose mat is provided at the entrance. The Flower Room floor is concrete, which isn't ideal but doesn't currently seem to be causing any issues.

19. Monuments, Brasses, Furnishings, Organ & Clock

19.1 Altar is made from oak with turned pillars. Simple frontal. All in good order.

19.2 C17th Box pews with balusters in their backs, sides and doors. Choir stalls, lectern and elegant oak pulpit are thought to be C19th. The spiral pulpit steps may benefit from a simple iron rail to aid accessibility The front desk of the N choir stalls is loose.

Figure 25- Font

19.3 Frosterley marble font, circa 1200, on a later large square stone base all in good condition. A more modern cover has been added.

19.4 Effigy of Thomas de Langton (died 1440) and his wife in the S Chapel. Alabaster figures on a slab on a painted plastered base. Generally sound but very worn with much graffiti. Treated by conservators Harrison Hill in 1989, but there is some powdering of the base under the husband and now at his legs suggesting some continuing deterioration. May be time to take further specialist advice.

19.5 A one manual pipe organ by Church and Co, installed in 1979 fills the tower archway attractively. No reports available on servicing but used rarely.

20. Heating

20.1 The present heating recorded as replacing electric heating. There is no evidence of any earlier heating or heating chamber but there is a drawn record of former freestanding stoves.

20.2 Gas central heating boiler in the tower mid-level with pressure vessels and pumped steel circuit pipes to three fan convectors, reported to be effective. No lagging in the unheated areas, which will reduce efficiencies.

21. Electrical

21.1 Three wire overhead entry from a pole outside the churchyard to the SW corner of the nave. Meters and intake equipment of mixed ages in vestry. Reported completely rewired 1988.

21.2 No five yearly test report seen but it was reported that after the inspection matters raised in a test report June 2014 have been rectified. No reports available on what this involved and no reports from the last 10 years available. Urgently requires re-testing if this has not been done.

21.3 In nave simple pendant lighting with low energy lamps with a few wall-mounted spots for emphasis at the font. Flood lights at the Chancel to light the altar. Four glass shade pendants in the Chapel.

21.4 Flood lighting from the tower E side onto the roof, unknown if this is currently working and fitting looks very aged.

22. Lightning Conductor - Air rod at SW corner of tower, linked to part of the flag pole and down the tower to ground. No test report available – this should be carried out or any information included in the logbook.

23. Water & Sanitary Facilities – None. Water supply at S path for heating only.

24. Fire Precautions - Reportedly serviced annually, however no information in logbook. Date on extinguishers themselves of 12/22, indicating next inspection due 12/23.

Extinguishers:
Organ 2 kg C02
Organ 9 litre water

24.1 The PCC are directed to the explanatory notes at the rear of the report. Advice can be obtained from the fire prevention officer of the local brigade and all extinguishers should be inspected annually. Certificates should be stored in the log book.

24.2 Single escape route since Flower Room door has been blocked off. The PCC should produce a risk assessment for means of escape. I would advise that the door in the Flower room exit would be the most logical alternative, if uncovered.

25. Security –

25.1 The church is left open during the day with valuables locked in the vestry. This is in line with current Ecclesiastical Insurance guidelines, however the PCC should make themselves familiar with all recommendations. The church also lies on a well-trodden footpath, increasing passive security throughout the day.

25.2 At porch doors, large shoot bolts and a mortice deadlock seem sufficient, though it is thought only the modern mortice is used. Safe in wall of vestry (lower tower).

26. Access - Access by the sloping gravel paths may be difficult. The wooden internal ramp allows wheelchairs into the nave and choir. No WC or other facilities.

27. Churchyard, boundaries, signs, paths, trees

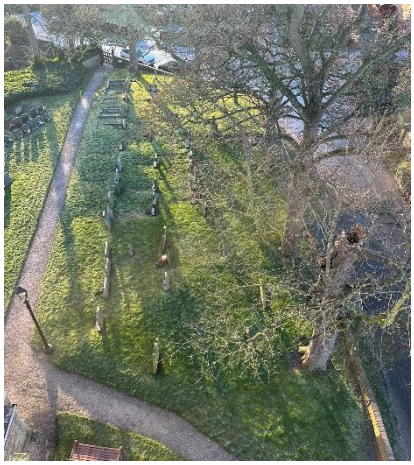


Figure 26 – S Churchyard from tower

27.1 A long graveyard to the N and S of the church surrounded by a road on three sides, bound by a grand former vicarage and the present vicarage to the E. Churchyard closed and maintained by Stockton Council. Grassed and substantially higher than the road like most ancient graveyards.

27.2 At the inspection parts of the high C20th brick retaining walls had collapsed and were surrounded by heras fencing to the west, which I am to believe the local council are planning to remedy. There has been previous re-building including mass concrete backing at other parts of the W side. The SW parts are a recent rebuilding with drain holes. Older parts are stone or mixed stone and brick in fair condition.

27.3 Fonner oak gates and heavy gate posts now replaced in softwood fixed into shoes made of steel angles to keep them away from the damp ground. Shakes (natural shrinkage cracks) have appeared in the posts but may not quickly lead to decay because small lead caps have been fixed to the rounded post tops, under steel overthrows for lights. Clear and coloured stain or a form of varnish will need to be maintained.

27.4 A wide variety of head stone ages and designs, mainly C19th and C20th. Some lean alarmingly but seem stable, these should be checked regularly by the council to ensure stability.

27.5 An enclosed grave E of the chancel is seeing a recurrence of invasive holly bushes, though appear to have been cleared since the last inspection. The iron railings are broken and could pose a safety hazard.

27.6 To the east boundary there is a very steep slope to the old vicarage with no boundary protection from falling. A simple post and rail fence could be an improvement here.

Figure 27 – Gate to S

27.7 A gravel path slopes up from gates at N and S, passing the church at the W end. Two steps at the N gate. The slope is quite steep to the S gate. There was a case made in the last report to make the S slope shallower, to lower the path as it approaches the porch (and to lower the porch floor and remove the timber ramp in the nave) and perhaps to harden the path surface all to make access better for wheelchairs and to improve floor space in church, however given the funding restrictions of the church this is a fairly low priority.

28. Archaeology - Consultation with the local authority archaeologist indicates that the church and its site are of archaeological importance and they should be consulted when significant works are being considered. Peter Ryder suggests there might be wall paintings or evidence of alterations hidden by the present plaster and that the ground around the tower might be of special interest.

29. General comments

28.1 The church is overall in good condition for its age, a scheme is underway for the replacement of the S Chapel and Porch roof, which I am not involved in so cannot provide further comment on.

28.2 The N choir floor still needs to be opened up to investigate the apparent decay, as recommended in the last report. There is no evidence that this has been carried out.

28.3 Monitoring of the easings that were not mentioned in the last report will lead into the next inspection to allow further discussion as to whether there is any continued movement of the building.

PART THREE

Summary of repairs in order of priority

	Comment	Item ref	Budget Costs
Category 1 - Urgent, requiring immediate attention.			
1	Carry out electrical test, lightning conductor test, fire extinguisher service	**21, 22, 24**	**£0 £1,999**
1	Set aside N choir stalls, investigate dropped floor and repair including damp proof course and better ventilation if required	**15.2, 16.2, 18.4**	
1	Ensure air bricks in opening are secure, or replace	**9.6.2**	
Category 2- Requires attention within 12 months.			
2	Undertake scheme to relay chapel and porch roofs with timber repairs, stone replacements and pointing as required, replace small gutter	**6.3, 6.4, 12.2, 12.4, 7.2**	**Agreed with DB**
2	Check if gutters working sufficiently decorate and fix any leaking joints, fix dropped end to SW Nave	**7.2**	**£0 £1,999**
2	Begin scheme of re-pointing including point open joints and re-bed loose bricks in the brick plinth	**8.6, 9.2.2, 10.3, 10.6**	
2	Monitor delaminating parapet stones and delaminate as needed to avoid falling hazards	**9.2.1**	
2	Monitor condition of timber to the underside of the box valleys to tower	**9.2.1**	
2	Clear debris from base of ladder	**9.7**	
Category 3- Requires attention within the next 12-24 months.			
3	Begin scheme of replacing weathered stones in a sequential manner, beginning with the most eroded or vulnerable areas	**8.5, 9.2.1, 9.4, 9.5.2, 10.1**	**£2,000 - £9,999**
3	Replace dowel or mullion to S Chapel	**10.2**	
3	Fix communion rail and front desk of N pews	**18.3, 19.2**	
Category 4- Requires attention within the quinquennial period.			
4	Monitor cracks	**8.3, 10, 14.5-6**	**£0 £1,999**
4	Repair door from chancel to Flower Room	**15.1**	
4	Fill cracks between Flower Room and Chancel internally	**8.4, 14.7**	
4	Lag heating pipes in boiler stage of tower	**20.2**	
4	Replace or redecorate timber louvres and frames (when renewing/repointing mullions)	**9.5.2, 9.6.1**	
Category 5- A desirable improvement with no timescale.			
5	Repaint outer door at chancel porch and flagpole socket		**£0 £1,999**
5	Consider two-way escape	**24.2**	
5	Decorate vestry walls	**9.7, 14.2**	
5	Clean glass at nave SW and vestry windows		
5	Consider fence to E boundary slope	**27.6**	
Advice & routine maintenance. This can mostly be done without professional advice or a faculty.			
	Complete and maintain the Log Book		
	Keep the tower gutters, eave gutters and gullies clear		
	Take further advice on effigies		
	Ensure local council maintains grounds and ensures stability of gravestones and boundary wall		

AREAS NOT INSPECTED (The following list may not be exhaustive)

- Under floor voids (where present)
- Organ Pipework
- Covered timbers
- Rear of tanks and pipes where inaccessible

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 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.
- LOGBOOK The parish has a duty under Canon F13(4) to keep a Log Book recording all work carried out on the building. I commend this practice to the PCC. Not only does it help the inspecting architect but it can prove a valuable aid to the parish.

- Fire Safety Advice can be found at https://www.firesafe.org.uk/places-of-religious-worship/ https://www.ecclesiastical.com/risk-management/church-fire-articles/

- 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/guidance-advice/looking-after-your-church/health-safety-security/asbestos

- 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/welcoming-people/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