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ARCHITECTURE & HERITAGE



QUINQUENNIAL INSPECTION REPORT

CHURCH OF THE HOLY TRINITY
THE GREEN, CORNFORTH, FERRYHILL, Co. DURHAM, DL17 9JH

JULY 2022



Diocese of Durham



prepared by

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With thanks to the PCC at Church of the Holy Trinity, The Green, Cornforth for their assistance and support in the preparation of this Quinquennial Inspection Report.

REVISION HISTORY

ISSUE	DATE	BY	NOTES
v.1	06/07/2022	MA	DRAFT ISSUE

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RECOMMENDATIONS**69**

Where work is recommended within the main body of the Quinquennial Inspection Report a code is used to highlight the relevant text and indicate the priority as follows:

R0	Urgent works requiring immediate attention.
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R1	Work recommended to be carried out during the next 12 months.
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R2	Work recommended to be carried out within 18 – 24 months.
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R3	Work recommended to be carried out within 5 years.
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R4	A desirable improvement with no timescale.
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M	Routine items of maintenance.
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APPENDICES

A	Practical Path to Net Zero Carbon (PPNZC)
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B	Maintenance Plan
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C	National Pipe Organ Register – Harrison & Harrison, Durham 1906
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D	Listing Description
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E	Explanatory Notes
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A. THE INSPECTING ARCHITECT

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B. BACKGROUND AND GENERAL

- B.1 Church: **Church of the Holy Trinity**
The Green
Cornforth
Ferryhill
Co. Durham
DL17 9JH

Parish of Cornforth and Ferryhill
Deanery of Durham
Archdeaconry of Durham

- B.2 The Church of the Holy Trinity is situated to the West of the village of Old Cornforth facing the village green. The village is centred on an L-shaped green and situated on a limestone ridge, it is surrounded by farmland with extensive stone quarries to the south and east. Durham city centre is located 7.5 miles north and accessed via the A167/A177.

- B.3 The Church of the Holy Trinity is part of the Cornforth and Ferryhill Parish that incorporates St. Luke's Church, Ferryhill. Regular services of worship at the church include a Communion every first, second and third Sunday at 11.00am. Every fourth Sunday there is a family service in the parish and community hall.

The acting Priest in Charge is the Revd Gary Norman.

- B.4 Ordnance Survey Map reference – NZ 31258 34484.

GENERAL DESCRIPTION OF THE CHURCH

- B.5 Parish church dating from 1867, designed by J P Pritchett in an Early English style.

The church is constructed from polychrome brickwork with ashlar dressings to door and window openings with a steeply pitched blue and green slated roof covering and stone gable copings. Accommodation consists of nave, chancel, south porch and north vestry.

- B.6 Gabled porch has double boarded doors, with elaborate hinges on roll-moulded surround with shafts with water-leaf capitals. Stone cross finial. Plate tracery in 2-light windows of 4-bay nave, with buttress between 2 eastern bays. Set-back chancel has 2 plainer windows, and large 3-light east window with plate tracery. All windows have recessed chamfered surrounds, and dark brick arches with dark impost string. Large 6-foil west window. Head-stopped drip moulds to doors. Buttresses are gabled to chancel. Small alteration to north-east buttresses where the insertion of a through pipe allows a clear sightline from vestry to gates, for view of arrival of funerals. East gabled bellcote on nave; cross finials on gable copings.
- B.7 The church interior is painted brick, with painted ashlar dressings; arch-braced roof on stone corbels; waggon roof in chancel. Roll-moulded chancel arch on square pilasters with elaborately-carved capitals to shafts. Head-stops to drip mould over vestry door; chamfered organ arch. All carving now painted in vivid colours. Star of David symbol of Trinity in west window by L.C. Evetts. Octagonal stone font with symbols of Evangelists carved in recessed panels. Elaborately-carved altar with painted relief panels in Gothic style. Reredos reconstituted and sculptures added to altar c.1913.
- B.8 The church organ dates from 1928 and was built by Nelson & Co. of Durham. Harrison & Harrison of Durham. Relocated to Cornforth in 1967 and rebuilt by H E Prested of Durham, replacing an earlier organ by Sagar of Leeds.
- B.9 The church is heated via a gas fired low pressure hot water installation, located in the vestry, circulating to large pipework and radiators throughout the church.

The main electrical incoming supply is via an overhead cable at the northeast corner, serving a distribution board located wall mounted within the vestry. Artificial lighting within the church is via spot and floodlights across both nave and chancel.

- B.10 Taken from Nikolaus Pevsner's Buildings of England: County Durham):
1867-8 by J.P. Pritchett. E.E., with simple tracery; polychrome brickwork. Aisleless nave given distinction by heavy buttressing. S porch. E bellcote. – STAINED GLASS. W window by L.C. Evetts. – Former VICARAGE of 1870, also by Pritchett. Now Acorn Grange home, off High Street.
- B.11 The church sits at the east edge of extensive church grounds which contain many headstones and a large number of mature trees. A public footpath passes through the churchyard in an east-west direction which leads to a housing area at the west end of the site. Surrounding the church this path is stone paved, beyond the church it is tarmac. Boundary walls consist of limestone random rubble.

The brickwork wall, piers and iron gates and railings to the east of the church date from 1867 and are protected by statutory listing – grade II (Ref. 1121470).

B.12 The church merits protection under heritage legislation and is grade II listed.

NHLE reference number – 1159322 (9th January 1968)

The church is also located within Cornforth Conservation Area, designated by in July 1993 along with other areas in the Borough as part of the preparation of the Sedgefield Borough Local Plan, which was adopted in October 1996.

B.13 The church is planned on a traditional East-West liturgical axis.

B.14 Date of Inspection: the church was visited and inspected on the morning of Wednesday 17th November 2021.

B.15 Weather: cool, clear with broken clouds.

NOTICE The reproduction of the Conservation Area map from the definitive version may have resulted in some loss of accuracy to the PDF version. New development could have taken place or field boundaries changed. For these reasons the PDF version should only be used as a guide. Durham County Council cannot accept any responsibility for any loss, damage or inconvenience caused as a result of any inaccuracy or error in the PDF format. If in any doubt please contact the Design and Historic Environment Team Tel 0191 3834196 Email design.conservation@durham.gov.uk

Cornforth Conservation Area

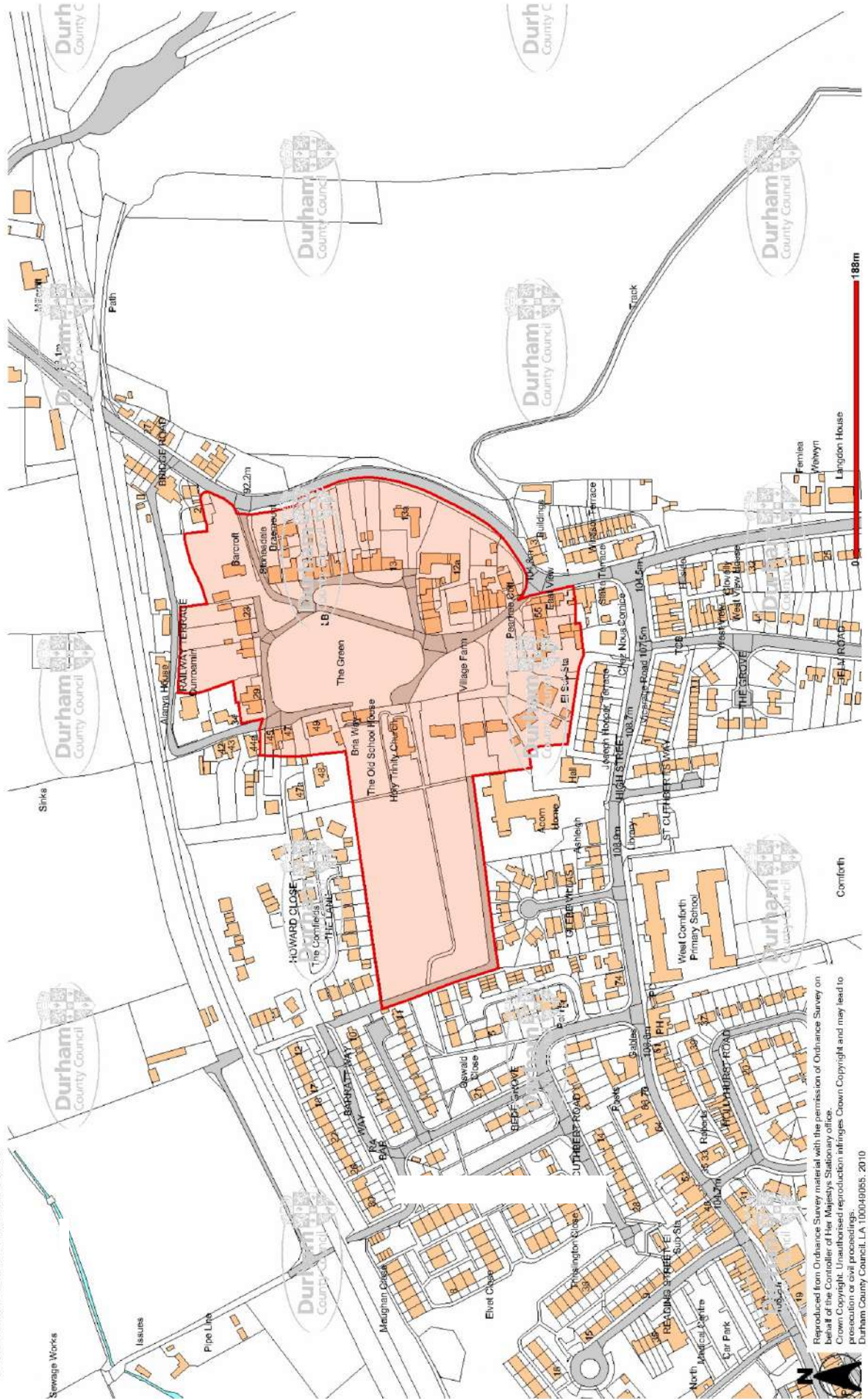


Fig. 1 | Cornforth Conservation Area Boundary Map (not to scale)

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Durham County Council, LA 100040955, 2010

Heritage Category:	Listing
List Entry No.:	1159322
Grade:	II
County:	County Durham
District:	County Durham
Parish:	Cornforth

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

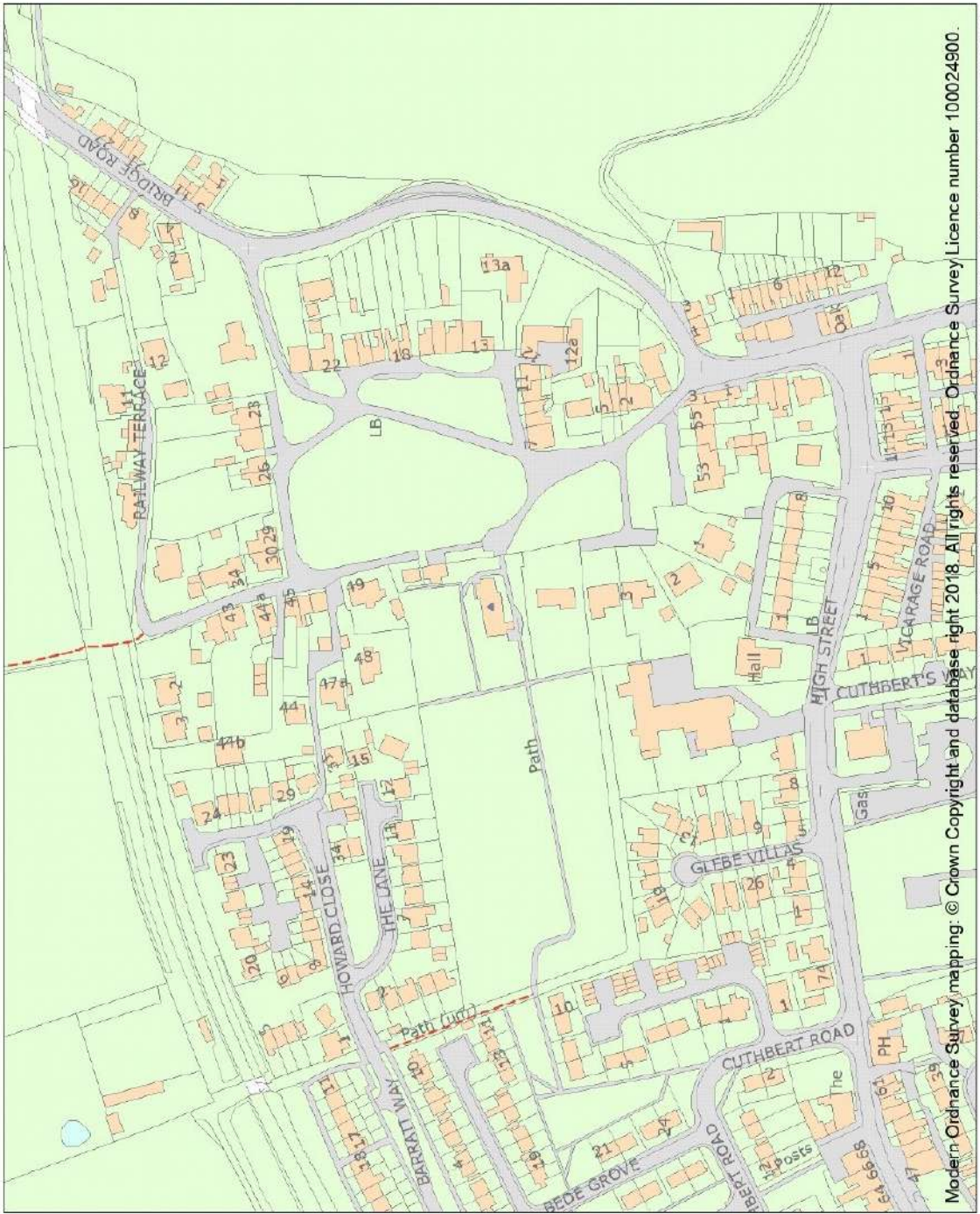
Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	NZ 31254 34482
Map Scale:	1:2500
Print Date:	13 June 2022



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HistoricEngland.org.uk



This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: CHURCH OF THE HOLY TRINITY

Fig. 2 | Church Location Plan (not to scale)

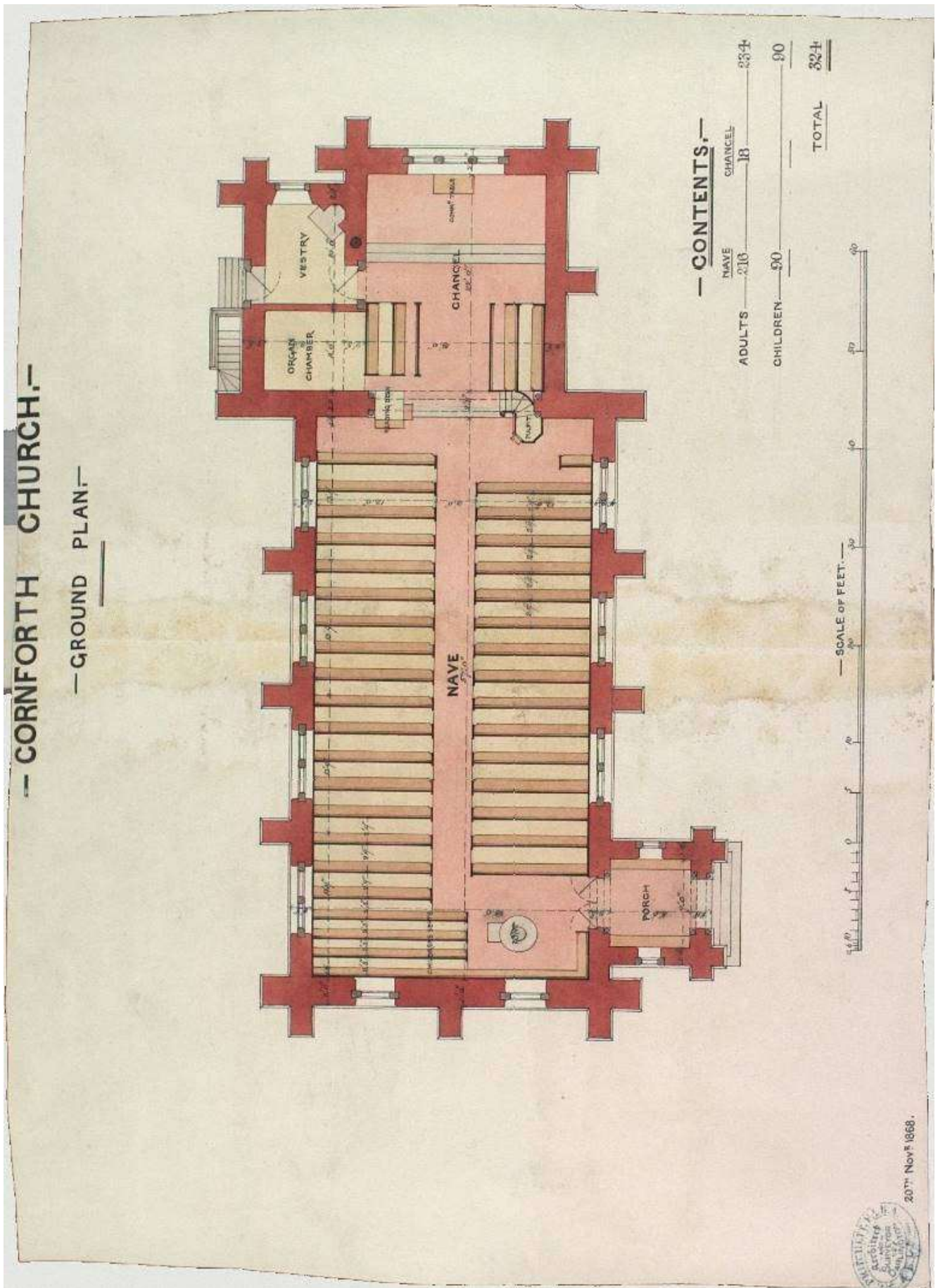


Fig. 3 | Church Floor Plan (Architect – J P Pritchett, November 1868)



Fig. 4 | Church Photographs (4.1 + 4.2 Exterior)



Fig. 5 | Church Photographs (5.1 + 5.2 Interior)



Fig. 6 | Church Photographs (6.1 + 6.2 Church Grounds)

C. SCOPE OF THE REPORT

- C.1 A visual inspection of the church has been carried out such as could be undertaken from ground-level and any accessible roofs, galleries and stagings. Binoculars were used for roof inspections externally. Parts of the structure which were inaccessible, enclosed or covered were not opened up or any loose floor coverings lifted.
- C.2 The inspection does not comprise of a structural survey of the Church. Where, in the opinion of the Inspecting Architect, it is apparent that specialist structural engineering advice should be sought; this is recorded in the report.
- C.3 The following inaccessible parts were not included in this inspection:
- a. Former boiler house underneath the Vestry (now redundant).
 - b. Any hidden floor spaces.
 - c. Back gutter of chimney stack to Vestry.
 - c. The underside of roofs and roof structure were examined from floor level only through binoculars.
- C.4 The boundary and extent of the churchyard is shown on the location plan (Fig. 2, p. 9).
- C.5 No manhole covers were lifted or drains checked.
- C.6 This report describes defects observed. It is not a specification for execution of any work and must not be used for obtaining builders' estimates. An indication of likely repairs costs is included, but it must be understood that the scope of repair work is undefined and no measurements have been taken, so the figures are no more than 'educated guesses' and should not be relied upon beyond the purpose of indicating the likely spending commitment to maintain the property to a high standard.
- C.7 The Parochial Church Council is reminded that it must notify the Diocesan Advisory Committee and/or obtain a faculty before putting any repair work in hand. In most cases specifications, schedules and descriptions of the proposed repairs will be required. This report is not a substitute for such documents but it may be cited in support as identifying the need for repairs.
- C.8 One copy of this Report should be kept with the Church Log Book and Records, for future reference. The Architect will send the requisite number of copies direct to the Diocesan Office.

D. SUSTAINABILITY AND NET ZERO CARBON

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.

<https://www.churchofengland.org/resources/churchcare/net-zero-carbon-church>

See also the Practical Path to Net Zero Carbon (PPNZC) document in the appendix.

The Church of England Research and Statistics Team has created an Energy Footprint Tool. This will tell your church what your 'carbon footprint' is, based on the energy you use to heat and light your buildings, and is part of the Online Parish Returns System. You will need to input the data from the most recent year's electricity and gas/oil etc. bills, and the tool will then tell you the amount of carbon produced annually by heating and lighting your church building; it will also offer some helpful tips to reduce your carbon emissions. As you use the tool each year, you will be able to see how your church improves, as you take steps to cut your carbon footprint.

<https://www.churchofengland.org/about/policy-and-thinking/our-views/environment-and-climate-change/about-our-environment/energy-footprint-tool>

Most dioceses now have a Diocesan Environmental Officer in post, who may be able to offer support, including on questions of ecology and biodiversity, and signpost you to further resources.

<https://www.churchofengland.org/about/environment-and-climate-change/diocesan-environmental-officers-map>

1. SCHEDULE OF WORKS COMPLETED SINCE THE PREVIOUS QUINQUENNIAL INSPECTION REPORT

1.1 *Repair and Maintenance Work*

- Repairs to nave southeast water tabling including patch repointing locally and installation of cover flashing at junction with roof slope.
- Installation of new gas fired Remeha Quinta-Pro condensing boiler to vestry.

Annual checking of service installations and maintenance tasks carried out including:

- Organ tuning and repair
- Electrical installation tested and inspected
- Heating installation serviced
- Fire extinguisher serviced
- Clearing leaves and debris out of rainwater goods
- Local Authority grass cutting across church grounds

1.2 *Terrier and Log Book*

The Terrier and Log Book were not examined as part of the inspection.

M	It is recommended that as a routine item of maintenance the Log Book is updated and made available for review at every subsequent QI.
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2. GENERAL CONDITION OF THE CHURCH

The Church continues to be maintained in a sound, good condition. The continuing hard work of the PCC and churchwardens is to be acknowledged and encouraged.

There are three pressing items to be addressed early in the forthcoming quinquennium period. Initially, draw up plans to address the deteriorating condition of brickwork walling across the church, which is the key contributing factor to areas of dampness currently noted internally. Brickwork and stonework repair can be phased across the quinquennial period to aid financing. Secondly, address the condition of rainwater goods which are deteriorating including replacement of guttering (which may well be manufactured from asbestos containing materials) and refurbish the downpipes. Finally, to control the growth and spread of trees and shrubs near the church fabric.

The roof covering appears to be in a stable, weathertight condition, this is good news! Important repair work has been carried out during the previous quinquennial period to address damp ingress in and around the south slope of the nave, adjacent to the water tabling. It is important that roof coverings and rainwater goods are checked twice yearly, and any necessary repairs actioned swiftly to maintain a weathertight covering. The use of a drone survey at the next quinquennial inspection is highly recommended to assess the ongoing condition of the roof covering.

Condition of the interior decoration can be addressed through redecoration only once the external defects have been addressed. It will be important to redecorate using compatible materials, therefore a clay-based paint will continue to help the church walls continue to breathe.

The church possesses a fine organ dating from 1928 by local organ builders Nelson & Co. of Durham. Regular repair and maintenance should continue to be carried out to keep this instrument in fine working order.

The issue of living sustainably and the CofE's commitment to an ambitious carbon reduction target of Net Zero by 2030 is an important consideration for the PCC. To assist within the appendices is the Practical Path to Net Zero Carbon document which it is hoped to be of some assistance. The CofE have also produced an energy footprint tool to calculate the carbon footprint of your church, details are included within the report.

The PCC is challenged to consider future projects including the possible reordering to the west end of the nave. This would create key facilities which are currently lacking within the church, providing WC and servery 'pods' which would enhance the experience of worship and fellowship for the existing congregation and improve mission to the wider community.

The on-going life of the church and its buildings depends greatly on the efforts and enthusiasm of its members. Regular maintenance is a key aspect and included with my report is a Maintenance Plan that I hope will assist all over the course of the next quinquennium.

EXTERNAL**3. ROOF COVERINGS**3.1 NAVE

The main roof form consists of a simple continuous steep pitch to north and south edges terminating in eaves gutters. It is covered with Welsh slates to even courses. The ridge is a blue clay roll top angle and mortar bedded. Abutments at both east and west gables consist of lead soakers and lead cover flashings underneath stone water tabling.

- 3.1.1 It is understood that the nave roof covering is in a weathertight condition and is therefore found to be in a sound, satisfactory condition.

To the north slope there are slate repairs noted at high level just underneath the ridge line, presumed to be carried out over the preceding quinquennium period. Evidence also of moss build-up at the junction of slates across this roof slope. To the south slope there is a single slipped slate, hanging at an angle having lost a nail fixing at the east end at high level, adjacent to the bellcote.

Mortar bedding to the ridge looks in a sound, good condition possibly recent repair as looks clean and neatly bedded.

A large sycamore tree exists close to the church fabric on the north side which will be causing overshadowing, hence the increased level of moss build-up.

R1	Carry out slate repair by a competent and experienced roofing contractor.
R3	3.1.2 It is recommended that a drone survey of the roof covering is carried out every other quinquennium period, ie. in 5 years then every 10 years thereafter.
M	3.1.3 It is recommended that as a routine item of maintenance the roof should be examined and repairs undertaken on a twice yearly basis.

3.2 CHANCEL + VESTRY

The main roof form consists of a simple continuous steep pitch to north and south edges terminating in eaves gutters (to the south side). At the north side the roof pitch continues over the vestry albeit at a much shallower angle, terminating in eaves gutters. It is covered with Welsh slates to even courses. The ridge is a blue clay roll top angle and mortar bedded.

Abutments at the east gable consists of lead soakers and lead cover flashings underneath stone water tabling. At the west junction with the nave there is similar lead soakers but with a stepped lead cover flashing tucked into brickwork.

- 3.2.1 It is understood that the chancel and vestry roof covering is in a weathertight condition and is therefore found to be in a sound, satisfactory condition.





Mortar bedding to the ridge looks in a fair, satisfactory condition. The mortar bed is thin in places but looks to be largely intact without loss of any sections.

To the north slope there is evidence of moss build-up, greater across the shallower vestry roof at the junction of slates across this roof slope.

The condition of the lead flashing between the transition between chancel and vestry is difficult to assess from ground level as is the condition of the lead back gutter to the chimney stack. A lead collar rises roughly centrally out from the vestry roof covering which takes the bell rope, all appears to be in a satisfactory condition.

R3

It is recommended that a drone survey of the roof covering is carried out every other quinquennium period, ie. in 5 years then every 10 years thereafter.

This survey will be able to better assess those areas of the roof where viewing of condition is currently limited from ground floor level.

M

3.2.2 It is recommended that as a routine item of maintenance the roof should be examined and repairs undertaken on a twice yearly basis.

3.3 SOUTH ENTRANCE PORCH

The main roof form consists of a simple continuous steep pitch to east and west edges terminating in eaves gutters. It is covered with Welsh slates to even courses. The ridge is a blue clay roll top angle and mortar bedded.

Abutments at the south gable consists of lead soakers and lead cover flashings underneath stone water tabling. At the north junction with the nave there is similar lead soakers but with a stepped lead cover flashing tucked into brickwork.

3.3.1 It is understood that the south entrance porch roof covering is in a weathertight condition and is therefore found to be in a sound, satisfactory condition.

Mortar bedding to the ridge looks in a fair, satisfactory condition. The mortar bed is thin in places but looks to be largely intact without loss of any sections.

M

It is recommended that as a routine item of maintenance the roof should be examined and repairs undertaken on a twice yearly basis.

4. **RAINWATER GOODS AND DISPOSAL SYSTEMS**

4.1 NAVE

Black half round eaves gutters, possibly constructed from asbestos cement on fascia brackets (fixed back to black painted timber fascia) discharging into round plain cast iron downpipes screw fixed to wall via ear brackets on bobbins. Open gulleys exist at ground level.



- 4.1.1 All gutters and downpipes appear to be in a sound, satisfactory working condition, albeit the gutter decoration is badly flaking in places. Gullies at ground level are choked with leaves and beginnings of ivy growth noted.

R2	It is recommended that the eaves gutters are replaced with cast iron, removing asbestos containing material and rainwater goods refurbished.
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M	4.1.2 It is recommended that as a routine item of maintenance the gutters and downpipes should be checked and cleared on a twice-yearly basis.
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4.2 CHANCEL + VESTRY

Black half round eaves gutters, possibly constructed from asbestos cement on fascia brackets (fixed back to black painted timber fascia) discharging into round plain cast iron downpipes screw fixed to wall via ear brackets on bobbins. Open gulleys exist at ground level.

- 4.2.1 All gutters and downpipes appear to be in a sound, satisfactory working condition, albeit the gutter decoration is badly flaking to the vestry (north elevation). Gullies at ground level are choked with leaves and beginnings of ivy growth noted. The gutter to the vestry is full of leaves from the adjacent large sycamore tree.

R2	It is recommended that the eaves gutters are replaced with cast iron, removing asbestos containing material and rainwater goods refurbished.
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M	4.2.2 It is recommended that as a routine item of maintenance the gutters and downpipes should be checked and cleared on a twice-yearly basis.
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4.3 SOUTH ENTRANCE PORCH

Black half round eaves gutters, possibly constructed from asbestos cement on fascia brackets (fixed back to black painted timber fascia) discharging into round plain cast iron downpipes screw fixed to wall via ear brackets on bobbins. Open gulleys exist at ground level.

- 4.3.1 All gutters and downpipes appear to be in a sound, satisfactory working condition, albeit the gutter decoration is badly flaking. Gullies at ground level are choked with leaves and beginnings of ivy growth noted. A section of black plastic guttering has been added to the southwest corner, replacing a damaged section of gutter.

R2	It is recommended that the eaves gutters are replaced with cast iron, removing asbestos containing material and rainwater goods refurbished.
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M	4.3.2 It is recommended that as a routine item of maintenance the gutters and downpipes should be checked and cleared on a twice-yearly basis.
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5. **BELOW GROUND DRAINAGE**

- 5.1 *It is assumed that surface water discharges into the ground via soakaways located within the church grounds. See 'Limitations of the Inspection' note.*



5.1.1 The below ground drainage was not tested as part of the inspection.

Previous QIR's have made comment of poor drainage to the bottom of the boiler house steps where a gully is understood to be located. At the time of inspection this area was covered in leaf debris and therefore it would be prudent to regular clear this area of leaves to ensure correct operation of the drainage gully.

R1	It is recommended that further investigations are made concerning the condition of this gully by an experienced drainage contractor.
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M	5.1.2 It is recommended that as a routine item of maintenance the below ground drainage system is checked as a minimum twice yearly.
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6. PARAPETS AND UPSTAND WALLS

6.1 NAVE

Both east and west walls of the nave terminate at the junction with the roof covering in flat stone water tabling projecting perpendicular from the roof slope by approximately 150-200mm. A combination of lead soakers and cover flashings cover the junction between roof and wall underneath stone water tabling.

6.1.1 Previous QIR's have reported that water tabling repairs have been carried out, predominantly repointing of open joints. The last QI has raised concern with the condition of the southeast water tabling which noted movement of the kneeler stone and opening up of joints between water tabling. This is also evident internally where deterioration of the fabric locally is observed. During the preceding quinquennium period the church has carried out important fabric repair to that area including repointing and introduction of a lead flashing over the top edge of the water tabling stones. It is understood that these repairs have now halted water ingress locally in this area.

Elsewhere the water tabling appears to be in a sound, satisfactory condition.

There is deterioration noted at the base of the west gable apex cross, the cause being open joints leading to erosion of fabric that constant weathering; wind and rain brings. Joints between adjacent water tabling stones appear to be open, a closer examination would be prudent.

R1	It is recommended that an access survey of the nave west gable cross is carried out.
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6.2 CHANCEL + VESTRY

The east wall of the chancel and vestry terminates at the junction with the roof covering in flat stone water tabling projecting perpendicular from the roof slope by approximately 150-200mm. A combination of lead soakers and cover flashings cover the junction between roof and wall underneath stone water tabling.





- 6.2.1 The water tabling appears to be in a sound, satisfactory condition.

A large degree of moss and algae build-up is noted on the top face of the water tabling to the vestry. Internally in this location there is deterioration to the decoration finish which suggests dampness.

R1	It is recommended to carry out a ladder inspection of the vestry water tabling.
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6.3 SOUTH ENTRANCE PORCH

The south gable wall of the south entrance porch terminates at the junction with the roof covering in flat stone water tabling projecting perpendicular from the roof slope by approximately 150-200mm. A combination of lead soakers and cover flashings cover the junction between roof and wall underneath stone water tabling.

- 6.3.1 The stone water tabling is in a straight alignment and in sound, satisfactory condition.

7. WALLING

7.1 NAVE

The walling fabric of the nave is constructed from polychrome brickwork with ashlar dressings to door and window openings. Plate tracery in 2-light windows of 4-bay nave, with buttress between 2 eastern bays. All windows have recessed chamfered surrounds, and dark brick arches with dark impost string. Large 6-foil west window. East gabled bellcote on nave.

- 7.1.1 The brickwork across the nave walling shows signs of weathering and erosion; due in part to open and missing mortar joints, inappropriate pointing repairs in a cementitious mortar and exposure to wind driven rain. The result is a patchwork effect to the brickwork where the face of individual bricks has 'spalled' off. Sections of replacement brickwork have been undertaken but unfortunately been carried out in a mismatching brick in both colour and dimension. At the time of the inspection further phases of brick replacement and repointing will be required. In certain areas the lack of pointing is quite deep and will be allow damp penetration deep into the fabric.

Stone surrounds to windows are generally in a fair, satisfactory condition albeit showing signs of weathering. Again, repointing has been carried out to seal open joints but carried out in an inappropriate mortar mix.

R1	It is recommended that a masonry (brickwork and sandstone) specification and schedule of work is drawn up; incorporating replacement, mortar repairs and repointing in a lime : sand mortar.
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R3	7.1.2 Execute masonry repairs on a phased approach over the course of the quinquennium period by a competent and experienced masonry contractor.
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- 7.1.3 Ivy growth is observed to the north elevation (west end) which has grown up to eaves level, if left unattended it has the potential to be detrimental to the building fabric.

R0 It is recommended to cut back ivy growth.

- 7.1.4 A substantial brick bellcote with stone surrounds exists to the east gable end of the nave, surmounted by a simple cross which potentially maybe a replacement looking at the carved detail elsewhere on the bellcote. The bell opening is flanked by plain cylindrical stone columns and carved plinth and capitals. The northwest column is missing, presumed removed due to deteriorating and/or loose fabric as a result of weathering. The underside of the opening looks to have a degree of deterioration, suggesting water penetration into the head of the bellcote. Across the east and west face of the bellcote there appears signs of white staining, possibly efflorescence which indicates a degree of water penetration and there is deterioration of the loss of brick face. From ground level there are no discernible signs of cracking and/or movement.

R3 It is recommended that a drone survey of the bellcote is carried out every other quinquennium period, ie. in 5 years then every 10 years thereafter.

7.2 CHANCEL + VESTRY

The walling fabric of the chancel and vestry is constructed from polychrome brickwork with ashlar dressings to door and window openings. Set-back chancel has 2 plainer windows, and large 3-light east window with plate tracery. All windows have recessed chamfered surrounds, and dark brick arches with dark impost string. Buttresses are gabled to chancel. Small alteration to north-east buttresses where the insertion of a through pipe allows a clear sightline from vestry to gates, for view of arrival of funerals. Cross finial on gable copings.

- 7.2.1 The brickwork across the chancel and vestry walling shows signs of weathering and erosion; due in part to open and missing mortar joints, inappropriate pointing repairs in a cementitious mortar and exposure to wind driven rain. The result is a patchwork effect to the brickwork where the face of individual bricks has 'spalled' off. At the time of the inspection further phases of brick replacement and repointing will be required. In certain areas the lack of pointing is quite deep and will be allow damp penetration deep into the fabric.

Stone surrounds to windows are generally in a fair, satisfactory condition albeit showing signs of weathering. Again, repointing has been carried out to seal open joints but carried out in an inappropriate mortar mix.

R1 It is recommended that a masonry (brickwork and sandstone) specification and schedule of work is drawn up; incorporating replacement, mortar repairs and repointing in a lime : sand mortar.

R3 7.2.2 Execute masonry repairs on a phased approach over the course of the quinquennium period by a competent and experienced masonry contractor.





- 7.2.3 Plant growth is noted close to the walling fabric along the south and east elevations of the chancel which obscures a clear and unobstructed view of the walling fabric. This is worst at the southeast corner where plant growth has reached eaves level has begin to climb up the water tabling coping.

R0 It is recommended to cut back ivy growth.

- 7.2.4 There is a short brick chimney stack rising above the roof slope between chancel and vestry at the east end. Brickwork and stonework capping all appears to be in a sound, satisfactory condition. It would be prudent to include closer inspection in any future drone survey commissioned.

R3 It is recommended that a drone survey of the chimney stack is carried out every other quinquennium period, ie. in 5 years then every 10 years thereafter.

7.3 SOUTH ENTRANCE PORCH

The walling fabric of the south entrance porch is constructed from polychrome brickwork with ashlar dressings to door and window openings. Gabled porch has double boarded doors, with elaborate hinges on roll-moulded surround with shafts with water-leaf capitals. Stone cross finial.

- 7.3.1 The brickwork across the south entrance porch walling shows signs of weathering and erosion; due in part to open and missing mortar joints, inappropriate pointing repairs in a cementitious mortar and exposure to wind driven rain. The result is a patchwork effect to the brickwork where the face of individual bricks has 'spalled' off.

Stone surrounds to windows are generally in a fair, satisfactory condition albeit showing signs of weathering, particularly the flanking stone columns to the entrance door. Again, repointing has been carried out to seal open joints but carried out in an inappropriate grey sealant to the arched stone surrounds above the entrance door.

Ivy noted in the last QIR against the west wall of the porch has been removed.

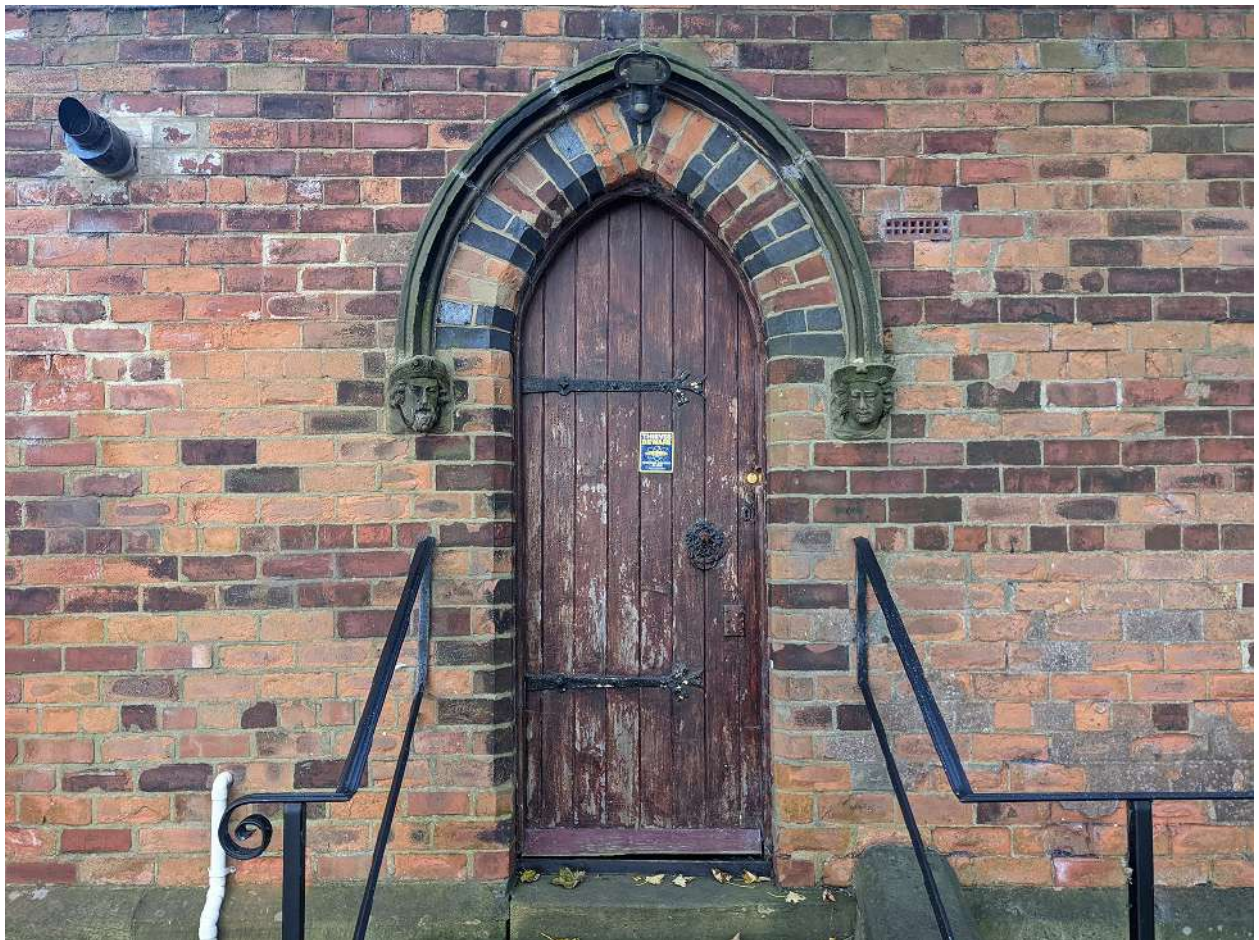
R1 It is recommended that a masonry (brickwork and sandstone) specification and schedule of work is drawn up; incorporating replacement, mortar repairs and repointing in a lime : sand mortar.

R3 7.3.2 Execute masonry repairs on a phased approach over the course of the quinquennium period by a competent and experienced masonry contractor.

8. **TIMBER PORCHES, DOORS AND CANOPIES**

8.1 SOUTH ENTRANCE DOOR

Pair of softwood timber doors with pointed arched head, constructed from pine framed, ledged and braced. External face vertically boarded and stained. Original ironmongery including metalwork strap decorative hinges and metal decorative ring handle.



- 8.1.1 South entrance door is in a sound, satisfactory condition. Some deterioration of the stained finish is noted across the door face. The iron ring handle is wearing between the latch loop and handle.

R2

It is recommended that the door, door frame and ironmongery is refurbished.

Thereafter carry out refurbishment every 5 years.

8.2 VESTRY DOOR

Single softwood timber door with pointed arched head, constructed from pine framed, ledged and braced. External face vertically boarded and stained. Ironmongery includes decorative metal strap hinges and handle.

- 8.2.1 Vestry door is in a sound, satisfactory condition. Some deterioration of the stained finish is noted across the door face.

R2

It is recommended that the door, door frame and ironmongery is refurbished.

Thereafter carry out refurbishment every 5 years.

9. **WINDOWS**

- 9.1 The church windows are a mix of plain and painted glass.

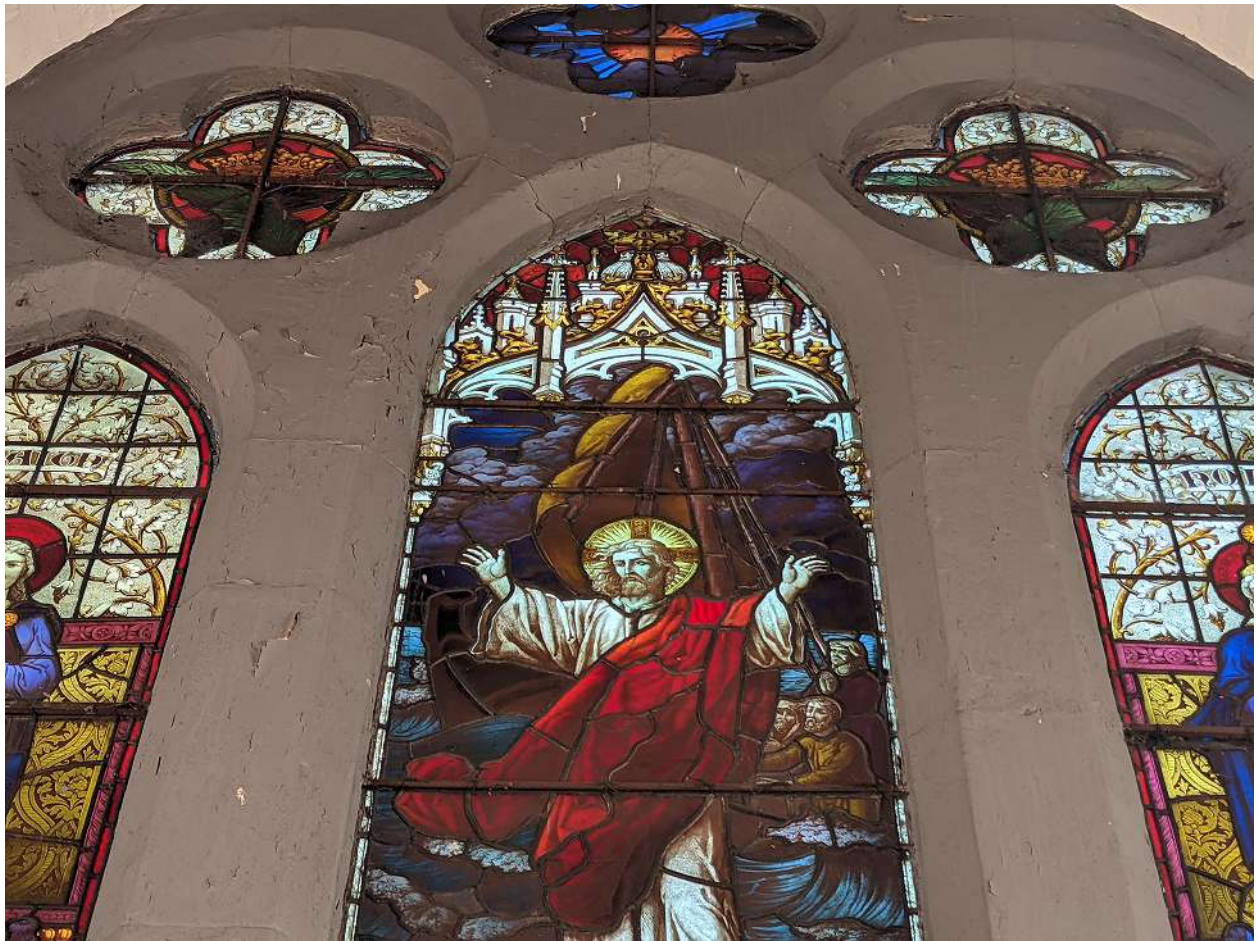
The chancel east window is stained glass and consisting of three leaded lights, the centre light depicting Christ walking on the water, symbolic of peace. Flanking lights depict Faith and Hope. The centre rose light above shows sunlight bursting through the clouds, while laurel leaves, symbolic of victory fill the flanking rose lights. Dedicated in 1921 and is a WWI memorial.

The nave west window depicts the Star of David in a mix of plain and painted glass by Leonard Charles Evetts.

External protection to all windows in the form of polycarbonate sheeting.

A schedule of window glazing type and shape is listed below.

<i>Location</i>	<i>Orientation</i>	<i>Type</i>	<i>Shape</i>
Nave	West	Painted glass (x1)	1-light hexafoil rose window
		Plain textured and Coloured glass (x2)	1-light lancet (uncusped)
	North	Plain textured and coloured glass (x4)	2-light lancet (uncusped) with quatrefoil
	South	Plain textured and coloured glass (x3)	2-light lancet (uncusped) with quatrefoil
Chancel	East	Stained glass (x1)	3-light lancet (uncusped) with 3-quatrefoil



	South	Plain and stained glass (x2)	1-light lancet (uncusped)
Vestry	East	Plain textured and coloured glass (x1)	1-light lancet (uncusped)
Porch	East	Plain glass (x1)	1-light lancet (uncusped)

9.1.1 The condition of the glass is generally in a sound, satisfactory condition.

Saddlebars are all generally in a satisfactory condition, albeit a little rusted and there is little evidence of distortion and/or buckling to the window leadwork.

A single crack exists to a rectangular quarry within the vestry window.

R1 Carry out glazing repair to vestry window.

9.1.2 There are 4 no. PVC vents installed through the nave windows, presumably to introduce a degree of ventilation. It is debatable whether these are having any real impact on ventilating the nave and have damaged the original design aesthetic of the nave windows, as such should be removed.

R3 It is recommended to remove the nave window vents and reinstate glazing.

9.1.3 The windows and polycarbonate are in a soiled condition and could benefit from a conservation clean. There is evidence of cobwebbing internally and debris can be seen trapped between the window and polycarbonate protection externally.

R2 It is recommended to clean the windows and polycarbonate.

R4 9.1.4 It is desirable to commission a conservation report on the church windows by a competent and experienced ICON registered conservator

INTERNAL**10. TOWERS, SPIRES**

10.1 There are no towers and/or spires existing on the church.

11. CLOCKS AND THEIR ENCLOSURES

11.1 There are no clocks and associated enclosures existing within the church.

12. ROOF AND CEILING VOIDS

12.1 The nave, chancel, vestry and south entrance porch are all without voids, the roof structure simply being fully exposed from beneath.

See note made within Section C – Scope of the Report.

13. ROOF STRUCTURES, CEILINGS, CEILURES13.1 NAVE

The roof structure of the nave consists of five principal timber arched trusses with 'scissor' bracing above, the base ends of each truss resting on wall corbels. In between each principal truss is a similar 'scissor' timber truss but the base end of each rests on the wall head. There are three purlins between eaves and ridge, which in turn are supporting a series of rafters all at close centres. These rafters are overboarded with tongue and groove boards running diagonally the length of the nave.

13.1.1 The roof structure and boarding are generally in a sound, good condition.

From ground level there appeared to be no signs of water staining or ingress which gives confidence over the ongoing condition of the slated roof covering above.

M It is recommended as a routine item of maintenance that visual checks are undertaken twice annually for signs of water staining and or ingress.

13.2 CHANCEL + VESTRY

The roof structure of the chancel consists of a series of double arch-braced trusses all at close centres, the base ends of which rests on the wall head. These trusses are overboarded with tongue and groove boards running parallel with the length of the chancel. The overall construction provides a 'waggon roof' shape.

The roof structure over the vestry consists of a single purlin, supporting a series of rafters all at close centres. These rafters are overboarded with tongue and groove boards running diagonally the length of the vestry.

13.2.1 The roof structure and boarding are generally in a sound, satisfactory condition.



There is the occasional white staining to boarding, predominantly at the chancel west end at high level adjacent the chancel arch and across the vestry between junction of tongue and groove boards. This suggests that the chancel roof covering currently is more susceptible to water ingress.

M It is recommended as a routine item of maintenance that visual checks are undertaken twice annually for signs of water staining and or ingress.

13.3 SOUTH ENTRANCE PORCH

A simple roof structure consisting of exposed 'scissor' braced timber roofing spars at close centres. These rafters are overboarded with tongue and groove boards running diagonally the length of the entrance porch.

13.3.1 The roof structure and boarding are in a sound, satisfactory condition.

14. **UPPER FLOORS, BALCONIES, ACCESS STAIRWAYS**

14.1 There are no upper floors, balconies, access stairways existing in the church.

15. **PARTITIONS, SCREENS, PANELLING, DOORS AND DOOR FURNITURE**

15.1 CHANCEL REREDOS

Stone painted reredos consisting of five carved niches and containing painted plaster figures depicting the Life of Christ; birth, crucifixion and resurrection. Painted carved impost at top of reredos.

15.1.1 Reredos is in a sound, satisfactory condition. There is movement noted to the right-hand side, vertical cracking from the top of the arched niches and a sheared column (third from the right-hand side).

Painted condition of reredos is in a good condition.

M It is recommended as a routine item of maintenance that visual checks are undertaken twice annually for any worsening of movement cracking.

15.2 CHANCEL PANELLING

Oak panelling rising to the cill level of the east window and located on east elevations. Simple design depicting gothic pointed arches, mimicking form of reredos niches.

15.2.1 Panelling is in a sound, satisfactory condition.'

M Although there are no signs at present of any insect or beetle infestation it is sensible to be mindful and regularly check for any signs of activity in this area.



15.3 CHANCEL PANELLING (FORMER ORGAN CHAMBER)

Oak panelling rising to the springing point of arched opening above. Carved design depicting gothic pointed arches, mimicking form of reredos niches. Possibly relocated due to vertical cut noted through left hand side arch.

15.3.1 Panelling is in a sound, satisfactory condition.'

M	Although there are no signs at present of any insect or beetle infestation it is sensible to be mindful and regularly check for any signs of activity in this area.
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16. **GROUND FLOOR STRUCTURE, TIMBER PLATFORMS**16.1 NAVE

Flooring to the nave is of suspended timber boards under pew platforms. Red patterned carpet central aisle covering solid quarry tile flooring beneath.

16.1.1 The floor coverings are in a sound, satisfactory condition.

A section of the carpet adjacent to the southwest entrance has been torn and damaged.

R1	It is recommended to carry out repair to the carpet.
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16.1.2 The solid quarry tile flooring is beginning to deteriorate in places, suggesting local movement to the sub floor. This is most noticeable within the central aisle where there are a couple of locations where collapse of the quarry tile is noted.

R1	It is recommended to carry out limited opening up of the floor structure and investigate reasons for movement/collapse.
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M	16.1.3 Although there are no signs at present of any insect or beetle infestation it is sensible to be mindful and regularly check for any signs of activity in and around the pew bank areas.
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16.2 CHANCEL + VESTRY

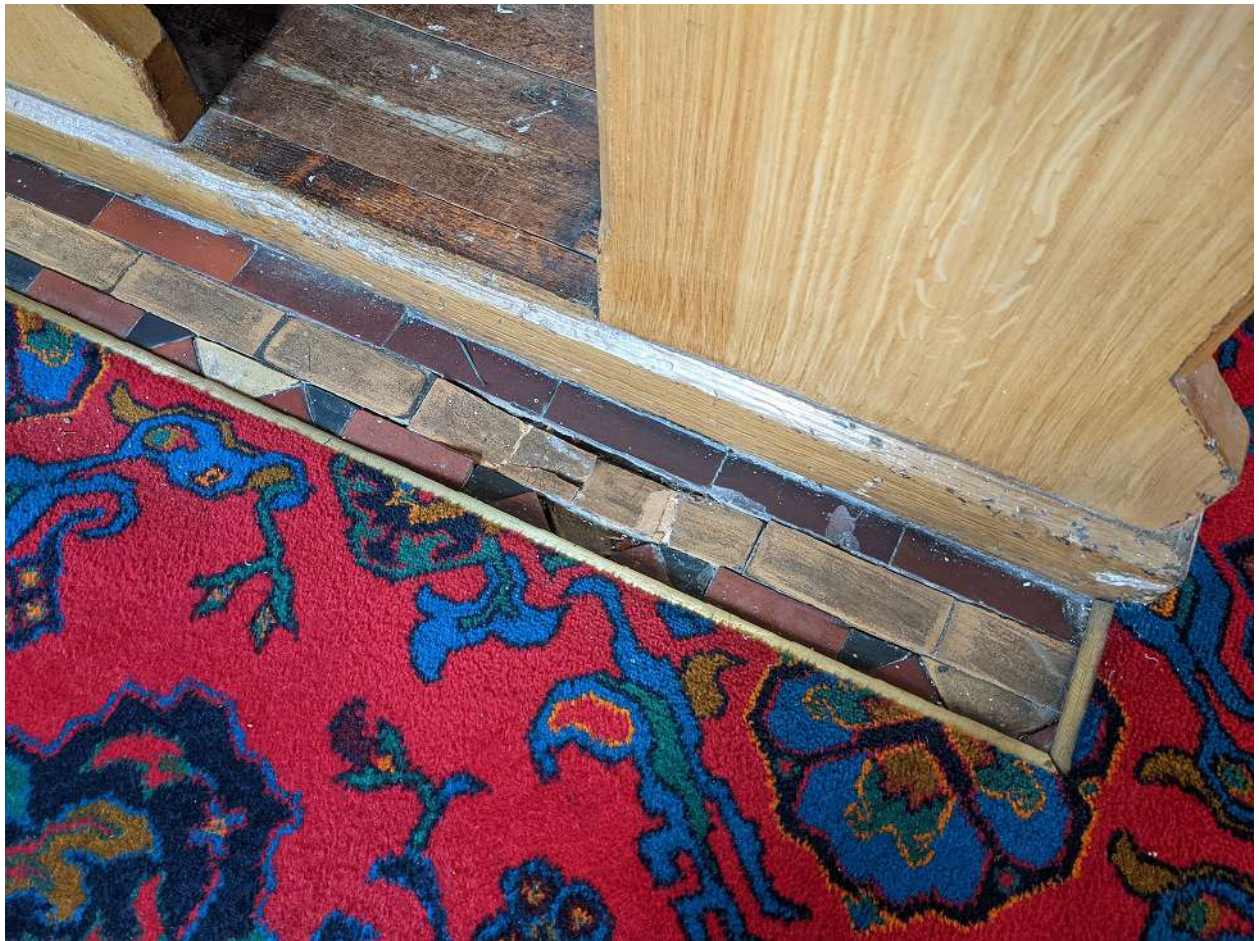
The floor to the chancel is fully carpeted in red. The underlying floor was not able to be examined as part of the inspection.

The floor of the vestry is also fully carpeted over a suspended timber boarded floor structure.

16.2.1 The floor structure and covering are in a sound, satisfactory condition.

Previous QIR's have recorded disruption to an area of the chancel at the centre altar rail area, no investigation to date.

Previous QIR's have recorded that there were defects recorded within the timber board floor structure of the vestry, but all appears to be fixed now.



M It is prudent to make note that the next phase of renewing the carpet covering provides an opportunity of inspection of the floor beneath by the church architect.

16.3 SOUTH ENTRANCE PORCH

The floor of the entrance porch is covered in small quarry tiles with a large section of recessed matting.

16.3.1 The floor tiles and matting are in a sound, good condition.

17. **WALLING FINISHES**

17.1 NAVE

White painted brickwork throughout, with grey painted ashlar dressings. Roll-moulded chancel arch on square pilasters with elaborately carved capitals to shafts, all painted in contrasting colour to walling.

17.1.1 Generally in a sound, satisfactory condition.

Locally there are exceptions due to damp penetration, possibly exacerbated by brickwork defects described in item 7.1 and/or proximity of plant growth (ivy etc.) which has led to a deterioration in the walling finishes.

These areas are scheduled as follows:

- a. Chancel arch, south side at high level where painted condition is poor and bare brickwork is visible. Understood to be drying out following water tabling repairs highlighted in item 6.1.1.
- b. Chancel arch, north side at high level where there are small patches of failing paintwork. Perhaps indicating weak points on the water tabling to wind driven rain across the north side.
- c. Chancel arch, deterioration of paint finish at south side low level to stone shafts.
- d. Southeast corner at low level in and around the pulpit where flaking paintwork is evident.
- e. Northwest corner at low level, rising up and surrounding the window jambs where deterioration of the paint finish is noted.
- f. Southwest corner at low level where deterioration of the paint finish is noted.
- g. West elevation dirt and debris noted to walling finish.

R3 It is recommended that redecoration in a breathable clay paint is carried out only after correction of the external walling fabric defects.

M 17.1.2 As a routine item of maintenance it is recommended to brush off any loose and/or efflorescing sections of brickwork decoration.





17.2 CHANCEL + VESTRY

White painted brickwork throughout, with grey painted ashlar surrounds. Head-stops to drip mould over vestry door; chamfered organ arch. All carving now painted in vivid colours.

17.2.1 Generally in a sound, good condition.

Locally there are exceptions due to damp penetration, possibly exacerbated by brickwork defects described in item 7.1 and/or proximity of plant growth (ivy etc.) which has led to a deterioration in the walling finishes.

These areas are scheduled as follows:

- a. South elevation of chancel at low level where deterioration to the paint finish is noted along the whole of the elevation.
- b. Northeast corner of vestry where deterioration of the paint finish is noted.
- c. Flaking paint to the ashlar surrounds to the east window.

R3

It is recommended that redecoration in a breathable clay paint is carried out only after correction of the external walling fabric defects.

M

17.2.2 As a routine item of maintenance it is recommended to brush off any loose and/or efflorescing sections of brickwork decoration.

17.3 SOUTH ENTRANCE PORCH

White painted brickwork throughout.

17.3.1 Generally in a sound, good condition.

Locally there are exceptions due to damp penetration, possibly exacerbated by brickwork defects described in item 7.1 and/or proximity of plant growth (ivy etc.) which has led to a deterioration in the walling finishes.

These areas are scheduled as follows:

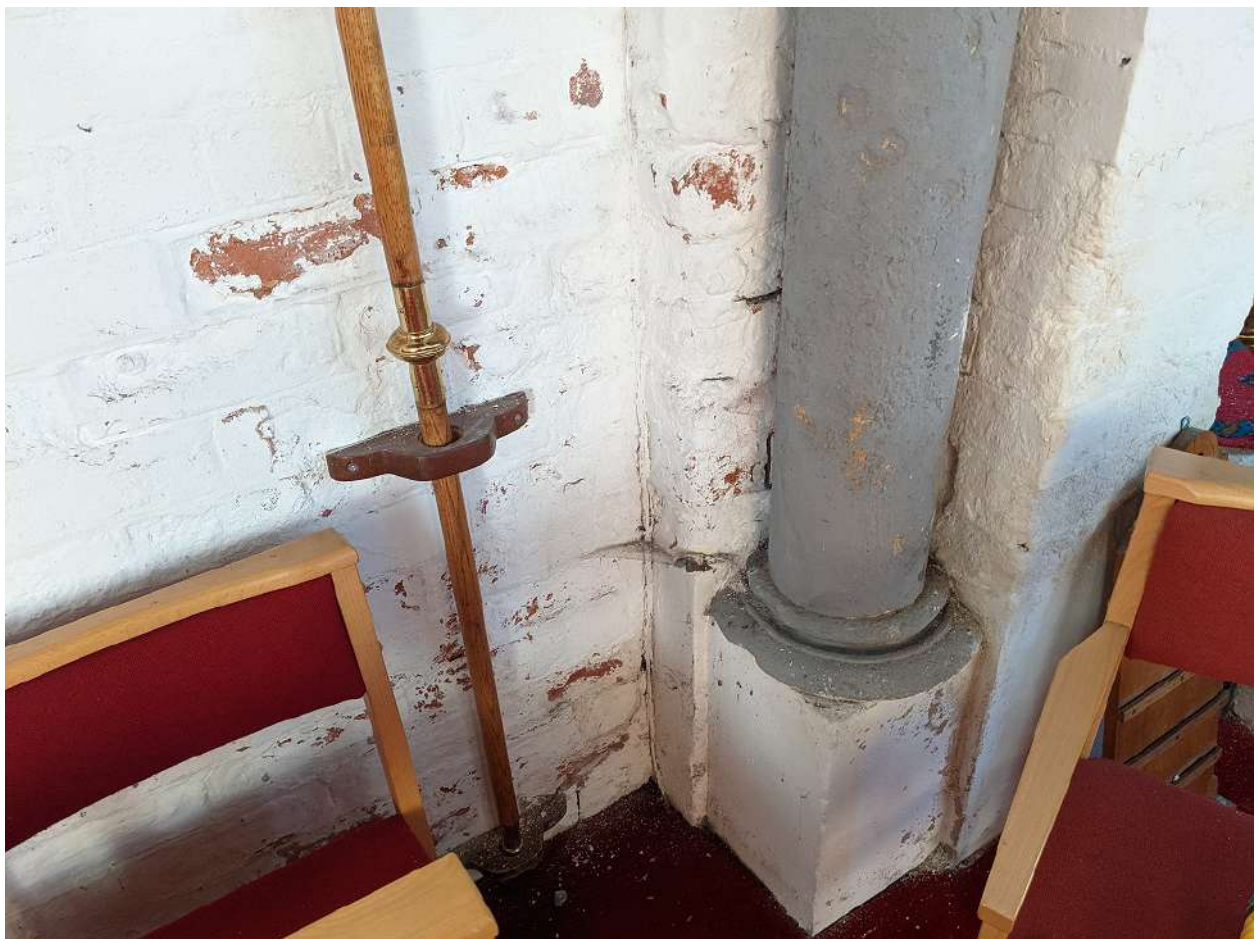
- d. East and west elevations in and around the window jambs where deterioration to the paint finish is noted.
- e. North and south elevations in and around the door openings where deterioration to the paint finish is noted.

R3

It is recommended that redecoration in a breathable clay paint is carried out only after correction of the external walling fabric defects.

M

17.3.2 As a routine item of maintenance it is recommended to brush off any loose and/or efflorescing sections of brickwork decoration.





18. FIXTURES, FITTINGS, FURNITURE AND MOVABLE ARTICLES18.1 FONT

Located to the west end of the nave adjacent to the south entrance door is an octagonal stone font with symbols of Evangelists carved into recessed panels, separate bowl insert and simple flat timber lid. It is painted white with the carved symbols in vivid colours.

18.1.1 The font is in a good condition.

Paint decoration at the base is deteriorating and could do with redecoration.

R1

Carry out redecoration of font base in a breathable clay paint.

18.2 PULPIT

Located to the south side of the nave immediately in front of the chancel arch is an octagonal pulpit. Constructed from timber frame with gothic style carved panels, decorated in a wood grain finish. Built off a timber pedestal with stone step access and handrail to the north side.

18.2.1 Generally all in a sound, good condition.

18.3 NAVE PEWS + CHANCEL SEATING

Nave pews are constructed from pitch pine and stained, of simple design and appear contemporary to the church build. Wall panelling to nave where pews abut walls of stained vertical boarding.

Chancel seating consists of 17 no. loose red upholstered wooden chairs.

18.3.1 Generally all in a sound, good condition.

M

It is sensible to be mindful and regularly check for any signs of insect and/or beetle activity in this area.

18.4 LECTURN

Located to the south side of the nave immediately in front of the pulpit is a brass eagle lecturn, dating 1915.

18.4.1 Generally all in a sound, good condition.

18.5 ALTAR TABLE + RAILS

The altar is constructed from oak framework with panelled sides and front.

The altar rails are also of oak with decorative metal posts and brackets and a central sliding oak rail.

18.5.1 Generally all in a sound, good condition.





M It is sensible to be mindful and regularly check for any signs of insect and/or beetle activity in this area.

18.6 BELL

Single bell dated 1868 and sized c.21 inches in diameter by John Warner & Sons foundry of Norton, Stockton-on-Tees. Simple iron frame and headstock.

18.6.1 It is understood that the bell is in a working condition.

R3 It is prudent to carry out a closer inspection of the bell and bell frame via a drone survey in conjunction with item 3.1.2.

19. TOILETS, KITCHENS, VESTRIES ETC.

19.1 TOILETS

There are no toilet facilities existing within the church. Proposals dating from 2001 were never realised.

R2 19.1.1 It is recommended to reconsidering exploring the feasibility of providing such facilities within the church.

19.2 KITCHEN

There are no kitchen/servery facilities existing within the church.

R2 19.2.1 It is recommended to reconsidering exploring the feasibility of providing such facilities within the church.

19.3 VESTRY
Refer to items 13.2, 16.2 and 17.2.

20. ORGANS AND OTHER MUSICAL INSTRUMENTS

20.1 *The church organ dates from 1928 and was built by Nelson & Co. of Durham, Harrison & Harrison of Durham. Relocated to Cornforth in 1967 and rebuilt by H E Prested of Durham, replacing an earlier organ by Sagar of Leeds.*

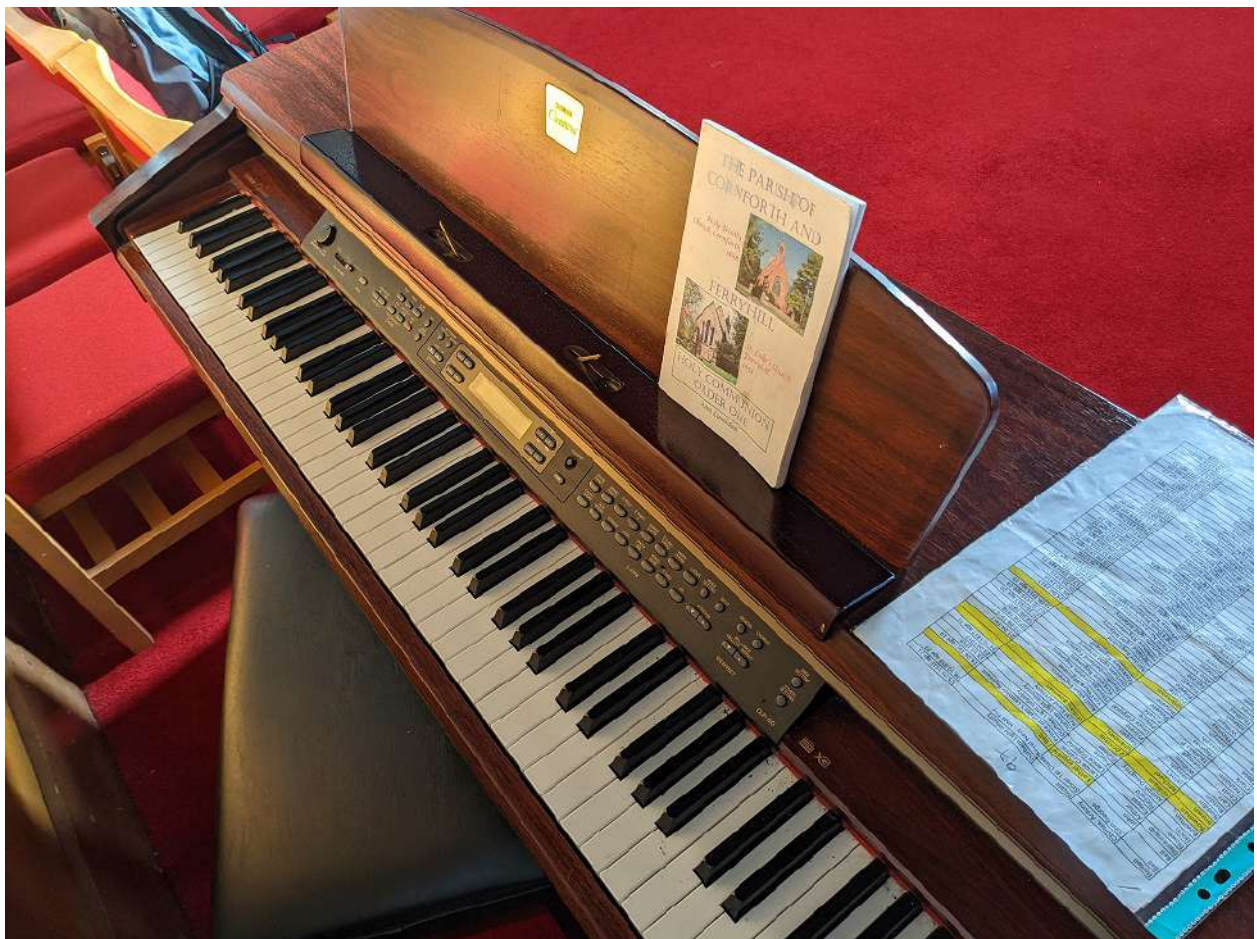
It is located at the west end of the nave, north side. The entry on the National Pipe Organ Register can be found here:

<https://www.npor.org.uk/NPORView.html?RI=N15075>

20.1.1 It is understood the instrument is regularly maintained by Harrison & Harrison Organ Builders of Durham and is in a satisfactory working condition.

M Although no testing of the musical instrument was made as part of the inspection it is recommended that it is checked and inspected regularly.

All maintenance and repair works associated with the organ to be undertaken by a competent and experienced organ tuner.



20.1.2 A Yamaha Clavinova electronic piano exists within the chancel, north side.

It is understood to be in a satisfactory working condition.

21. MONUMENTS, TOMBS, PLAQUES, ETC.

21.1 NAVE PLAQUES

Three memorial plaques located on the north and south walls of the nave, each in similar style: black marble base with white marble memorial with inscription, surmounted with cross.

TO THE GLORY OF GOD
AND IN MEMORY OF
JOHN JOSEPH FURNEIS,
BRANDON HOUSE,
CHURCHWARDEN FOR 50 YEARS,
WHO PASSED FROM THIS LIFE
11TH SEPTEMBER 1944
AGED 87 YEARS.

TO THE MEMORY OF
JOSEPH DOUGHTY BAILEY
CHURCHWARDEN, AND FOR MANY YEARS
A MEMEBR OF EVERY PUBLIC BODY OF THIS PARISH.
AFTER AN EXEMPLARY AND USEFUL LIFE
HE ENTERED INTO HIS REST
NOVEMBER 7TH 1900
AGED 64 YEARS.

ERECTED
BY THE PARISHONERS AND FRIENDS,
IN MEMORY OF
THE REVD. M DUGGAN B.A.
FOUNDER AND FIRST VICAR OF THIS CHURCH
DIED JUNE 20TH 1881
AGED 61 YEARS.
'HE BEING DEAD YET SPEAKETH' HEB XI.4.

21.1.1 All in a sound, good condition.

21.2 1914-18 MEMORIAL

Single brass plaque, 3 feet high and 2 feet wide on oak pattress 4 inches wider all around. There is a wide border of leaves. 99 names are listed across three columns The dedication is in elongated serif capitals, the names in lower plain lower case and the quotation at the bottom in serif capitals.

Plaque located on south wall of the nave, adjacent to south entrance door.

Unveiled 21st July 1921.

THE EAST WINDOW IN THE CHURCH
AND THIS BRASS
WERE ERECTED BY PARISHONERS AND FRIENDS
TO THE GLORY OF GOD AND IN IMPERISHABLE
MEMORY OF THOSE MEN WHO FROM THIS PARISH
GAVE THEIR LIVES FOR THEIR COUNTRY IN THE
GREAT WAR - 1914-1919.

GREATER LOVE HATH NO MAN THAN THAT HE LAY DOWN HIS LIFE FOR HIS
FRIENDS.

21.2.1 All in a sound, good condition.

21.3 VICARS OF CORNFORTH BOARD

Single oak plaque, 3 feet high and 2 feet wide with oak architrave listing 'Vicars of Cornforth' from 1865-1987 and 'Priests in Charge' from 1989-2002.

Plaque located on the north wall of the nave, adjacent to the pipe organ.

21.3.1 All in a sound, good condition.

M	It is sensible to be mindful and regularly check for any signs of insect and/or beetle activity in this area.
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21.4 REREDOS PLAQUE

Single brass memorial plaque located on the north wall of the chancel.

TO THE GLORY OF GOD
& IN LOVING MEMORY OF
CHAPMAN WARD
THE REREDOS WAS
RECONSTRUCTED AND THE SCULPTURED
PANELS ADDED BY HIS AFFECTIONATE
WIDOW FRANCIS ANN WARD
HE SERVED FOR 40 YEARS AS CHORISTER
IN THIS CHURCH . BORN 15 JULY 1859
DIED 11TH OCTOBER 1913

21.4.1 All in a sound, good condition.

22. SERVICE INSTALLATIONS GENERALLY

22.1 The comments made in the Quinquennial report regarding service installations are based on a visual examination only and that no tests or services have been undertaken.

Recommendations for the interval of inspections and tests to be carried out are indicated below as part of the continued maintenance of the Church building.

23. HEATING INSTALLATION

23.1 *The church is heated via a gas fired low pressure hot water installation, located in the vestry, circulating to large pipework and radiators throughout the church. The boiler is located against the north wall of the vestry and is a 'Remeha Quinta-Pro'. A header tank is located immediately above. The incoming gas supply and metering is located within the former boiler house beneath the vestry.*

23.1.1 The boiler installation is of recent age, having been carried out since the last QI and is understood to be in a sound, satisfactory working condition.

The last servicing date is not known.

M	It is recommended that the system be checked annually each summer by a suitably qualified and competent Gas Safe engineer.
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23.1.2 The issue of climate change and global warming is very much on the world agenda. At the Church of England's General Synod in Feb 2020 new targets were set for all parts of the church to become carbon 'net zero' by 2030.

R1	It would be recommended that a feasibility report is commissioned by an independent M&E consultant to investigate the most appropriate way to continue heating the church into the future.
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24. ELECTRICAL INSTALLATION

24.1 *The church electrical installation was last rewired in 1981.*

Electrical supply into the church is via an overhead cable from a pole on 'The Green' leading to the east end of the church, serving a distribution board located wall mounted within the vestry. Wiring distribution is generally at low level and surface mounted to serve low level socket outlets arranged around the church. High level distribution to serve eaves level lighting and the loudspeaker system utilises the existing cornice to serve modern halogen lights arranged along the length of the nave and chancel.

The electrical installation should have a Fixed Wiring and Inspection Testing (FWIT) at least every five years by a registered National Inspection Council for Electrical Installation Contracting (NICEIC) or NAPIT full scope or ECA full competence accredited registered electrician. A resistance and earth continuity test should be obtained on all circuits. The inspection and testing should be carried out in accordance with part 6 of the IEE Regulations, (BS 7671:2008) guidance note no. 3. The engineer's test report should be kept with this report.

24.1.1 The date of the last electrical inspection and testing is not known. Checks should be made every 5 years; the parish should check and make arrangements if overdue.

M	It is recommended that the electrical installation is inspected every five years by a competent, experienced and accredited electrician.
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25. SOUND SYSTEM

- 25.1 The Church operates a sound reinforcement system that includes an induction loop for hearing aid users.

The operation of the system is understood to be in a good working condition.

M It is recommended to carry out sound system testing annually.

26. LIGHTNING CONDUCTOR

- 26.1 *The conductor finial is located on top of the bellcote on the junction between nave and chancel, from here the down tape runs face fixed over the church fabric down to ground level on the south side of the church.*

- 26.1.1 The date of the last lightning conductor inspection and testing is not known. Checks should be made every 2 1/2 years, the parish should check and make arrangements if overdue.

M It is recommended that the lightning conductor installation is inspected every two and a half years by a competent, experienced and accredited engineer.

R3 26.1.2 It is recommended that the PCC approach a suitably qualified and competent engineer to determine the requirement for lightning protection under BS 6651 and BS EN 62305.

27. FIRE PRECAUTIONS

- 27.1 Fire safety rules affecting all non-domestic premises came into effect on 01 October 2006 (The Fire Safety Order 2005). Further advice can be obtained from the fire prevention officer and from the PCC's insurers. Under the Fire Regulatory Reform Act the PCC need to appoint a 'responsible person' to carry out a Fire Risk Assessment, which includes clear plans in case of fire (identification of risk, evacuation strategies, the safe removal of valuables etc).

The PCC should ensure that there is a suitable and sufficient risk assessment in place. Further guidance is available at www.firesafetylaw.communities.gov.uk and www.churchcare.co.uk/building

M All fire extinguishers should be inspected annually by a competent engineer to ensure they are in good working order with the inspection recorded in the chapel log book and on the individual extinguishers.

A water type fire extinguisher (sited adjacent to the entrance/exit) should be provided. As a general rule of thumb, one water extinguisher should be provided for every 250m² of floor area. A service of portable extinguishers report should be kept with this report.

The extinguishers are serviced annually and are all in good working order.

28. ACCESSIBLE PROVISION AND ACCESS

28.1 The Equality Act 2010 makes it unlawful to discriminate against disabled persons relating to the provision of goods, facilities and services or the management of premises. The Act covers all forms of disability such as sensory, mobility, manual dexterity, hearing, sight and speech impairments and learning difficulties.

28.1.1 There is good access into the church via the south entrance porch, where there is an accessible ramped entrance. Throughout the nave there is level and free access although somewhat impeded by the presence of pew platforms and font to the rear. The chancel and choir stalls have stepped access points.

The sound system includes an induction loop for hearing aid users.

The pews within the nave preclude space for wheelchairs to unassisted manoeuvre into the body of the congregation, as such this is a loss of independence.

R2	It is recommended to consider adaption of the nave pews to create space for wheelchair users.
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28.1.2 It is not known whether an access audit has been carried out in connection with the church and church grounds.

R1	It is recommended that an access audit report is carried out to assess current needs and facilities provided are compatible with current guidance of The Equality Act.
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29. INSURANCE

29.1 Insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the PCC's insurance company to ensure that insurance cover is adequate. When construction works are being planned, it is recommended that the PCC's insurers are notified.

30. HEALTH AND SAFETY

30.1 Overall responsibility for the health and safety at the church, church hall and any grounds lie with the 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 any attached grounds.

The Construction (Design and Management) Regulations 2015

The PCC is reminded that construction and maintenance works undertaken may require the appointment of a competent Principal Designer to discharge their legal responsibilities.

The role of the Principal Designer is to advise the PCC on their duties in respect of the health and safety aspects of the construction works to include ensuring that a Health and Safety Plan is prepared, impartially advise on the health and safety aspects of the design, advise on the satisfactory resources for health and safety and assist with coordination of the Health and Safety file on completion of the works.

31. MANAGEMENT OF ASBESTOS IN THE BUILDING

- 31.1 The Control of Asbestos at Work Regulations contain duties for the PCC. The Regulations came into force in May 2004. They require an assessment of the building by the PCC. If the presence of asbestos that has not been encapsulated is suspected a survey by a competent specialist should be carried out, including testing where necessary. The location and condition of asbestos containing materials should be recorded in an asbestos register. Where recommended by the survey report, the asbestos should be removed.

An assessment has not been covered by this report.

An asbestos register should be available for any Contractors working on the building. Further information is included in the HSE code of practice The Management of Asbestos in Non-Domestic Premises L127 and guidance is available at www.churchcare.co.uk/churches

When construction works are being planned at an initial stage an appraisal and investigation into the presence of asbestos should be carried out.

- | | |
|-----------|---------------------------------------------------------------------------------------------------------|
| R2 | 31.1.1 If not already carried out it is recommended that an asbestos management survey is commissioned. |
|-----------|---------------------------------------------------------------------------------------------------------|

32. PROTECTED WILDLIFE

- 32.1 The siting of the church may well give rise to the presence of bat roosts or other ecology noted of special interest, presumed to be of low to medium risk.

Several wildlife species typically found in chapels and chapel burial grounds are protected by legislation under the Wildlife and Countryside Act 1981, under which it is an offence to kill, injure, handle or disturb bats or bat roosts and prosecutable with heavy fines. Approval of Natural England will be required for works in the protected species habitat.

This may affect the timing of any proposed repairs. For general repairs, the presence of bats is most likely to have implications for the timing of works. Natural England may carry out an initial inspection of the building and churchyard free of charge. It is a serious criminal offence to be in breach of parts of this legislation.

This is particularly pertinent where roofing works are concerned.

33. MAINTENANCE

- 33.1 The repairs recommended in the report (except for some minor maintenance items) will be subject to Diocesan Faculty Approval. Inspection every 5 years is recommended, and it should be recognised that serious defects may develop between these surveys if minor defects and maintenance are left unattended. The PCC are strongly advised to enter into a contract with a local competent and experienced builder for the cleaning-out of gutters, valleys, hoppers and downpipes twice a year; towards the end of Autumn (November) and beginning of Spring (April).

Cement based mortars, renders, plasters and products, modern polymer-based emulsion and proprietary sealant systems which prevent breathability of the historic fabric should be avoided. All these systems are now known to have a steady deleterious effect on the materials, environmental conditions and character of historic buildings.

CURTILAGE

34. CHURCHYARD

34.1 The church sits at the east edge of extensive church grounds which contain many headstones and a large number of mature trees. A public footpath passes through the churchyard in an east-west direction which leads to a housing area at the west end of the site. Surrounding the church this path is stone paved, beyond the church it is tarmacadam. Boundary walls consist of limestone random rubble.

The brickwork wall, piers and iron gates and railings to the east of the church date from 1867 and are protected by statutory listing – grade II (Ref. 1121470).

The churchyard grassed and planted areas are well maintained and are generally in good condition.

The boundary and extent of the churchyard is shown on the location plan (Fig. 2, p. 9).

35. RUINS

35.1 There are no ruins existing within the church grounds.

36. MONUMENTS, TOMBS AND VAULTS

36.1 There are no known individually listed monuments, tombs or vaults existing within the churchyard. There are several hundred gravestones existing within the churchyard and ongoing issues exist with the stability of individual headstones, many are leaning out of plumb.

The current practice is to place flat on the ground those headstones that are presenting a significant risk to individual's health and safety. It would be more appropriate to action an appropriate repair to reset the headstones in their original positions.

M	It is recommended that the church PCC remain proactive in identifying headstones deemed 'unsafe' and a health and safety issue. Notifications to the Local Authority are necessary and prompt remedial measures actioned.
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The Commonwealth War Graves Commission confirms that there are 9 no. war dead buried within the churchyard.

The entry on the Commonwealth War Graves Commission records can be found here:

<https://www.cwgc.org/visit-us/find-cemeteries-memorials/cemetery-details/38204/cornforth-holy-trinity-churchyard/>

R4	36.2 It is desirable that a condition report and churchyard plan is commissioned to record and ascertain all existing churchyard monuments and tombs.
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37. BOUNDARY WALLS, LYCHGATES AND FENCING

37.1 Boundary walls generally consist of limestone random rubble or private housing walling. Past repairs have been carried out to the limestone walls, presumed under the direction of Durham County Council. There is evidence of heavy cementitious mortar pointing which ideally should be raked/hacked out and replaced with lime:sand mortar. Vegetation, in particular ivy growth is slowly taking over the limestone walls. This too should be treated and kept under control.

M	37.1.1 It is recommended that as a routine item of maintenance shrub and ivy growth is cut back and controlled on annual basis (Spring – late May/June).
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R4	37.1.2 It is desirable to repoint limestone boundary walls in a lime:sand mortar mix.
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37.3 The brickwork wall, piers and iron gates and railings to the east of the church date from 1867 and are protected by statutory listing – grade II (Ref. 1121470).

37.2.1 The walling and ironwork appear to be in a sound, satisfactory condition.

It is however being overwhelmed by plant growth which should be hacked back and cleared away from the boundary wall. The plant growth appears to be affecting the most northern section of walling where gaps are noted between brickwork and stone coping, suggesting root invasion into the fabric.

R1	It is recommended that the plant and shrub growth is cut back.
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R2	37.2.2 Carry out investigation of boundary wall condition following shrub clearance and carry out any conservation repairs required.
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R3	37.2.3 It is recommended to refurbish the ironwork during the quinquennial period.
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38. TREES AND SHRUBS

38.1 *There are a large number of trees and shrubs existing within the churchyard, many in close proximity to boundaries and the existing church. Tree species range from ash, sycamore, polar, willow, scots pine chestnut and elm. There are self-seeded saplings and bushes noted.*

All trees within the church grounds will require permission from the Local Authority to carry out tree work being located within a conservation area.

38.1.1 There is a large Cyprus tree located close to the south side of the church, blocking light into the church but fortunately no signs are evident regarding root issues and/or damage.

R1	It is recommended that enquiries are made with the Local Authority regarding the last known inspection date of the trees.
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R2	38.1.2 Should there have been no inspection during the last quinquennium then it is recommended that a tree condition report is carried out by an arborist.
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38.1.3 Overhead power wires cross the church grounds to the east side.

M	As a routine item of maintenance, the proximity of the existing tree canopies to the wires should be monitored for any possible damage to the wires.
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39. HARDSTANDING AREAS

39.1 *A public footpath passes through the churchyard in an east-west direction which leads to a housing area at the west end of the site. Surrounding the church this path is stone paved, beyond the church it is tarmacadam. Included with the stone paving surrounding the church is an accessible step and ramped entrance into the south entrance porch.*

39.1.1 The hardstanding is generally in a sound, satisfactory condition.

Stone paving to the accessible entrance has been patch repointed although slightly untidy in appearance. There is loose pointing and slabs to the stepped section which will require repair, also reforming of a part of the handrail that has been misshapen. The paint coating to the drainage grill is also badly chipped.

R1	Carry out hardstanding repairs to accessible church entrance.
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39.1.2 There is an uneven section of stone paving to the southeast corner of the church which will require careful removal and relaying followed by repointing.

R1	Carry out hardstanding repairs to the main stone paving.
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40. NOTICEBOARD

40.1 *A single noticeboard is located at the east end of the churchyard, facing The Green and adjacent to the churchyard entrance. There is no capacity for changing advertisement and notices within a perspex case.*

40.1.1 It is in a sound, satisfactory condition albeit could benefit from a clean.

M	Clean noticeboard.
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HOLY TRINITY
PARISH CHURCH
CORNFORTH

Services Every
Wednesday at 9:30am
& Sunday at 11:00am

All Are Welcome

Rev'd Gary Norman 01740 655 232
garynorman266@btinternet.com

www.stlukesferryhill.co.uk

RECOMMENDATIONS

RO Urgent works requiring immediate attention.

QI Ref.	Recommendation	Budget Cost (£)
7.1.3	<i>Roof Coverings – Nave</i>	
	North Elevation (west end) - It is recommended to cut back ivy growth.	00,300.00
7.2.3	<i>Roof Coverings – Chancel + Vestry</i>	
	South Elevation (east end) - It is recommended to cut back ivy growth.	Incl.

R1

Work recommended to be carried out during the next 12 months.

QI Ref.	Recommendation	Budget Cost (£)
3.1.1	<i>Roof Coverings – Nave</i>	
	Carry out slate repair by a competent and experienced roofing contractor.	00,250.00
5.1.1	<i>Below Ground Drainage</i>	
	It is recommended that further investigations are made concerning the condition of this gully by an experienced drainage contractor.	00,300.00
6.1.1	<i>Parapets & Upstand Walls – Nave</i>	
	It is recommended that an access survey of the nave west gable cross is carried out.	00,250.00
6.2.1	<i>Parapets & Upstand Walls – Chancel + Vestry</i>	
	It is recommended to carry out a ladder inspection of the vestry water tabling.	00,250.00
7.1.1	<i>Walling – Nave</i>	
	It is recommended that a masonry (brickwork and sandstone) specification and schedule of work is drawn up; incorporating replacement, mortar repairs and repointing in a lime : sand mortar.	01,500.00
7.2.1	<i>Walling – Chancel + Vestry</i>	
	It is recommended that a masonry (brickwork and sandstone) specification and schedule of work is drawn up; incorporating replacement, mortar repairs and repointing in a lime : sand mortar.	Incl.
7.3.1	<i>Walling – South Entrance Porch</i>	
	It is recommended that a masonry (brickwork and sandstone) specification and schedule of work is drawn up; incorporating replacement, mortar repairs and repointing in a lime : sand mortar.	Incl.
9.1.1	<i>Windows</i>	
	Carry out glazing repair to vestry window.	00,300.00
16.1.1	<i>Ground Floor Structure – Nave</i>	
	It is recommended to carry out repair to the carpet.	00,500.00
16.1.2	<i>Ground Floor Structure – Nave</i>	
	It is recommended to carry out limited opening up of the floor structure and investigate reasons for movement/collapse.	00,750.00
18.1.1	<i>Font</i>	
	Carry out redecoration of font base in a breathable clay paint.	00,150.00
28.1.2	<i>Heating Installation</i>	
	It would be recommended that a feasibility report is commissioned for a new heating installation at the church by an independent M&E consultant.	03,000.00

QI Ref.	Recommendation	Budget Cost (£)
28.1.2	<i>Accessible Provision and Access</i>	
	It is recommended that an access audit report is carried out to assess current needs and facilities provided are compatible with current guidance of The Equality Act.	01,000.00
37.2.1	<i>Boundary Walls – East</i>	
	It is recommended that the plant and shrub growth is cut back.	00,750.00
38.1.1	<i>Trees and Shrubs</i>	
	It is recommended that enquiries are made with the Local Authority regarding the last known inspection date of the trees.	n/a
39.1.1	<i>Hardstanding Areas</i>	
	Carry out hardstanding repairs to accessible church entrance.	00,500.00
39.1.2	<i>Hardstanding Areas</i>	
	Carry out hardstanding repairs to the main stone paving.	00,500.00

R2

Work recommended to be carried out within 18 – 24 months.

QI Ref.	Recommendation	Budget Cost (£)
4.1.1	<i>Rainwater Goods - Nave</i>	
	It is recommended that the eaves gutters are replaced with cast iron, removing asbestos material and rainwater goods refurbished.	10,000.00
4.2.1	<i>Rainwater Goods – Chancel + Vestry</i>	
	It is recommended that the eaves gutters are replaced with cast iron, removing asbestos material and rainwater goods refurbished.	07,500.00
4.3.1	<i>Rainwater Goods – South Entrance Porch</i>	
	It is recommended that the eaves gutters are replaced with cast iron, removing asbestos material and rainwater goods refurbished.	03,000.00
8.1.1	<i>Doors – South Entrance Door</i>	
	It is recommended that the door, door frame and ironmongery is refurbished.	00,750.00
8.2.1	<i>Doors – Vestry Door</i>	
	It is recommended that the door, door frame and ironmongery is refurbished.	00,375.00
9.1.3	<i>Windows</i>	
	It is recommended to clean the windows and polycarbonate.	10,000.00
19.1.1	<i>Toilets</i>	
	It is recommended to reconsidering exploring the feasibility of providing such facilities within the church.	01,500.00
19.2.1	<i>Kitchen</i>	
	It is recommended to reconsidering exploring the feasibility of providing such facilities within the church.	Incl.
28.1.1	<i>Accessible Provision and Access</i>	
	It is recommended to consider adaption of the nave pews to create space for wheelchair users.	01,000.00
31.1.1	<i>Management of Asbestos in the Building</i>	
	If not already carried out it is recommended that an asbestos management survey is commissioned.	00,600.00
37.2.2	<i>Boundary Walls, Lychgates and Fencing</i>	
	Carry out investigation of boundary wall condition following shrub clearance and carry out any conservation repairs required.	00,750.00
38.1.2	<i>Trees and Shrubs</i>	
	Should there have been no inspection during the last quinquennium then it is recommended that a tree condition report is carried out by an arborist.	00,900.00

R3

Work recommended to be carried out within 5 years.

QI Ref.	Recommendation	Budget Cost (£)
3.1.2	<i>Roof Coverings - Nave</i>	
	It is recommended that a drone survey of the roof covering is carried out every other quinquennium period, ie. in 5 years then every 10 years thereafter.	00,750.00
3.2.1	<i>Roof Coverings – Chancel + Vestry</i>	
	It is recommended that a drone survey of the roof covering is carried out every other quinquennium period, ie. in 5 years then every 10 years thereafter.	Incl.
7.1.2	<i>Walling – Nave</i>	
	Execute masonry repairs on a phased approach over the course of the quinquennium period by a competent and experienced masonry contractor.	25,000.00
7.1.4	<i>Walling – Nave</i>	
	It is recommended that a drone survey of the bellcote is carried out every other quinquennium period, ie. in 5 years then every 10 years thereafter.	Incl.
7.2.2	<i>Walling – Chancel + Vestry</i>	
	Execute masonry repairs on a phased approach over the course of the quinquennium period by a competent and experienced masonry contractor.	15,000.00
7.2.4	<i>Walling – Chancel + Vestry</i>	
	It is recommended that a drone survey of the chimney stack is carried out every other quinquennium period, ie. in 5 years then every 10 years thereafter.	Incl.
7.3.2	<i>Walling – South Entrance Porch</i>	
	Execute masonry repairs on a phased approach over the course of the quinquennium period by a competent and experienced masonry contractor.	05,000.00
9.1.2	<i>Windows</i>	
	It is recommended to remove the nave window vents and reinstate glazing.	06,000.00
17.1.1	<i>Walling Finishes – Nave</i>	
	It is recommended that redecoration in a breathable clay paint is carried out only after correction of the external walling fabric defects.	10,000.00
17.2.1	<i>Walling Finishes – Chancel + Vestry</i>	
	It is recommended that redecoration in a breathable clay paint is carried out only after correction of the external walling fabric defects.	Incl.
17.3.1	<i>Walling Finishes – South Entrance Porch</i>	
	It is recommended that redecoration in a breathable clay paint is carried out only after correction of the external walling fabric defects.	Incl.

QI Ref.	Recommendation	Budget Cost (£)
18.6.1	<i>Bell</i>	
	It is prudent to carry out a closer inspection of the bell and bell frame via a drone survey in conjunction with item 3.1.2.	Incl.
26.1.2	<i>Lightning Conductor</i>	
	It is recommended that the PCC approach a suitably qualified and competent engineer to determine the requirement for lightning protection under BS 6651 and BS EN 62305.	n/a
37.2.3	<i>Boundary Walls - East</i>	
	It is recommended to refurbish the ironwork during the quinquennial period.	03,000.00

R4	A desirable improvement with no timescale.
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QI Ref.	Recommendation	Budget Cost (£)
9.1.4	<i>Windows</i>	
	It is desirable to commission a conservation report on the church windows by a competent and experienced ICON registered conservator.	02,000.00
36.2	<i>Monuments, Tombs and Vaults</i>	
	It is desirable that a condition report and churchyard plan is commissioned to record and ascertain all existing churchyard monuments and tombs.	03,000.00
37.1.2	<i>Boundary Walls, Lychgates and Fencing</i>	
	It is desirable to repoint limestone boundary walls in a lime:sand mortar mix.	05,000.00

This concludes the Quinquennial Report of the inspection of the Church of the Holy Trinity, The Green, Cornforth, County Durham.

A handwritten signature in black ink that reads "M Atkinson." The signature is written in a cursive, slightly slanted style.

MICHAEL ATKINSON RIBA AABC

Michael Atkinson Architecture + Heritage

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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 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/cool 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.

- B8. Consider under-pew electric heaters and/or infra-red radiant panel heaters*, which keep people warm without trying to heat the whole church space. Radiant panels are especially good for specific spaces like chapels and transepts, which you might want warm when you don't need the whole church to be warm.
- B9. If you have radiators, install a magnetic sediment "sludge" filter to extend the life of the system.
- B10. Consider thermal and/or motion sensors to automatically light the church when visitors come in, for security lights, and for kitchens and WCs.
- B11. Install an energy-saving device such as Savawatt on your fridge or other commercial appliances.
- B12. Get your energy supplier to install a smart meter, to better measure the energy you use.

People and policies:

- B13. Vary service times with the seasons, so in winter you meet early afternoon when the building is warmer.

C. Getting to zero

These are bigger, more complex, projects, which only busy churches with high energy use are likely to consider. They could reduce energy use significantly, but require substantial work (which itself has a carbon cost) and have a longer payback. **They all require professional advice, including input from your DAC.**

The building itself:

- C1. Draught-proof windows*.
- C2. If you have an open tower void, insulate or draught-proof the tower ceiling*.
- C3. Double-glaze or secondary-glaze suitable windows in well-used areas such offices, vestries and halls*.
- C4. Internally insulate walls in well-used areas such offices, vestries and halls*.
- C5. If you have pew platforms, consider insulating under the wooden platform with breathable materials*.
- C6. Reinstate ceilings, and insulate above*.

Heating and lighting:

- C7. Install a new LED lighting system, including all harder-to-reach lights, new fittings & controls.
- C8. Install solar PV, if you have an appropriate roof and use sufficient daytime electricity in the summer.

D. "Only if..."

These are actions you would do at specific times (such as when reordering is happening) or in very specific circumstances. **Nearly all require professional advice, including input from your DAC.**

The building itself:

- D1. If you are reroofing anyway, then insulate the roof, if appropriate for your roof*.
- D2. If you have an uninsulated wall with a cavity (typically build 1940 onwards), then insulate the cavity.
- D3. If the building is regularly used & suitable, such as a church hall, consider appropriate external insulation or render, appropriate for the age and nature of the building*.

Heating and lighting:

- D4. If there's no alternative that does not run on fossil-fuels, then replace an old gas boiler or an oil boiler with a new efficient gas boiler.
- D5. If yours is a well-used church which you want to keep warm throughout the week, then consider an air or ground source heat pump. Ground source heat pumps are more expensive and invasive to install than air source heat pumps, but run more efficiently once installed, depending on ground conditions.
- D6. If you are doing a major reordering or lifting the floor anyway, and yours is a very regularly used church, then consider under-floor heating. This can work well in combination with a heat pump (above).

Church grounds:

- D7. If you have car parking that is sufficiently used, EV charging points for electric cars can work out cost neutral or earn a small amount of income for the church. Note, they will *increase* the church's own energy use, but will support the uptake of electric cars. They could be good in combination with solar PV panels.

E. By exception

These actions are often mentioned in this context, but are generally not recommended, because of the risk of harm to the fabric, energy used, and/or the cost.

- × Standard secondary glazing on the main, historic windows (*this can be inefficient, expensive, & cause damage*).
- × Install solar thermal panels to generate hot water (*hot water use is generally not high enough to justify it*).
- × Background space heating at all times unless needed for stabilisation of historic interiors (*high energy use*).

* If interiors are of historic, architectural or artistic interest, seek professional & DAC advice first.

MAINTENANCE PLAN FOR **CHURCH OF THE HOLY TRINITY, THE GREEN, CORNFORTH, COUNTY DURHAM**

A. OCCASIONAL AND REGULAR TASKS

REF.	BUILDING ELEMENT	MAINTENANCE TASK	WHO WILL DO THE WORK?	HOW OFTEN?	ANNUAL COST (£)	J	F	M	A	M	J	J	A	S	O	N	D
1.1 ROOFS																	
1.1.1	Roof areas generally	Inspect roof areas from the ground and accessible high points. Report any loss or damage to the roof coverings.	Voluntary	i. After stormy weather ii. Annually	n/a			•									
1.1.2	Slate roofs	Inspect for cracked, displaced and broken slates.	Roofing Contractor	Twice a year						•							•
1.1.3	Ridge tiles	Inspect bedding and jointing between ridge-tiles, arrange contractor to re-bed and re-point if necessary.	Roofing Contractor	Every year						•							
1.1.4	Lead weatherings & flashings	Inspect condition of lead flashings and weatherings. Arrange contractor to make minor repairs (e.g. dress back clips, make good mortar fillets).	Roofing Contractor	Every year						•							
1.2 RAINWATER DISPOSAL																	
1.2.1	Rainwater goods generally	Inspect rainwater goods from the ground and accessible high points and report any loss or damage.	Voluntary	i. During and after stormy weather ii. Annually	n/a			•									
1.2.2	Rainwater goods	Clear rainwater goods of debris and ensure overflows are clear. Rod if necessary. Check that leaf guards are secure.	Roofing Contractor	Twice a year						•							•
1.2.3	Rainwater goods	Inspect rainwater goods for cracks and leaks. Repair or replace any cracked sections.	Roofing Contractor	Twice a year						•							•
1.2.4	Below ground drainage	Open up inspection chambers. Check that all gullies and gratings are free from silt and debris and that water discharges freely to soakaway.	Contractor	Twice a year						•							•
1.3 EXTERNAL WALLS																	
1.3.1	External walls generally	Inspect external walls from the ground and accessible high points and report any damage and signs of movement.	Voluntary	i. After stormy weather ii. Annually	n/a			•									
1.3.2	External walls (high level), copings, & parapets	Remove any vegetation, ivy, etc	Contractor	Annually													•
1.3.3	External walls (low level)	Remove any vegetation, ivy, etc	Voluntary	Annually	n/a												•
1.3.4	Ventilation	Ensure that ventilation grilles, louvres, airbricks are free from obstruction.	Voluntary	Twice a year	n/a			•							•		
1.3.5	Bird Screens	Check that tower, roof and windows are bird-pooof before nesting starts. Do not disturb bats as they are protected by law.	Voluntary	Annually	n/a			•									
1.3.6	Windows	Inspect windows and make essential minor repairs to glazing.	Voluntary	Twice a year	n/a					•							•
1.3.7	Leaded light windows	Inspect lead comes, putty, glass, and wire ties and report any problems. Clear condensation drainage channels and holes	Voluntary	Annually	n/a					•							
1.3.8	Doors and windows	Check hinges, bolts and locks and lubricate as necessary. Check the security of locks.	Voluntary	Twice a year	n/a			•							•		
1.3.9	Foliage & large trees close to walls	Check the churchyard trees and report any dead branches and signs of ill health, or root damage to the building or below ground drainage.	Voluntary	Annually	n/a			•									

MAINTENANCE PLAN FOR **CHURCH OF THE HOLY TRINITY, THE GREEN, CORNFORTH, COUNTY DURHAM**

A. OCCASIONAL AND REGULAR TASKS

REF.	BUILDING ELEMENT	MAINTENANCE TASK	WHO WILL DO THE WORK?	HOW OFTEN?	ANNUAL COST (£)	J	F	M	A	M	J	J	A	S	O	N	D
1.4 INTERNAL STRUCTURE																	
1.4.1	Internal spaces generally	Inspect internal spaces, particularly below gutters. Report on any evidence of roof or gutter leaks.	Voluntary	i. After stormy weather ii. Annually	n/a					•							
1.4.2	Internal structure and fabric	Inspect the structure and fabric including roof timbers & bell frames, report on any signs of movement, damp, fungal growth or dry rot.	Voluntary	Annually	n/a					•							
1.4.3	Exposed woodwork	Inspect exposed woodwork and surfaces below for signs of active beetle infestation. Report any beetles or fresh wood dust.	Voluntary	Annually	n/a					•							
1.4.4	Floor voids	Check floor voids, inspect for signs of vermin and remove. Avoid using poison when bats are roosting	Voluntary	Annually	n/a									•			
1.4.5	Generally	Ventilate the church	Voluntary	Monthly on dry days	n/a					•	•	•	•	•			
1.5 BUILDING SERVICES																	
1.5.1	Lightning protection installation	Visually inspect the lightning conductor system including spikes, tapes, earth rods & all connections.	Lightning conductor engineer	Every 2 ½ years							•						
1.5.2	Heating system	Service the heating system and update the service schedule.	Heating engineer	Annually						•							
1.5.3	Water	Ensure that all exposed water tanks, water pipes, outside taps & heating pipes are protected against frost	Voluntary	Annually	n/a										•		
1.5.4	Fire-fighting equipment	Service fire extinguishers.	Specialist	Annually										•			
1.6 CHURCH CONTENTS																	
1.6.1	Organ	Tune organ	Specialist	Annually											•		
1.6.2	Piano	Tune piano	Specialist	Annually											•		
1.6.3	Induction loop system	Inspect general condition and connections, and report any faults.	Voluntary	i. If fault detected ii. Annually	n/a						•						
1.6.4	Furniture	Clean and polish pews	Voluntary	Every week	n/a	•	•	•	•	•	•	•	•	•	•	•	•
1.6.5	Bells	Check condition of bells, mountings and ropes.	Specialist	Twice a year					•							•	
TOTAL COST																	

B. CYCLICAL TASKS

REF.	BUILDING ELEMENT	MAINTENANCE TASK	WHO WILL DO THE WORK?	HOW OFTEN?	COST (£)	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
2.1 ROOFS															
	None														
2.2 RAINWATER DISPOSAL															
2.1.1	Rainwater goods	Repaint	Contractor	Every 7 years				•							•
2.3 EXTERNAL WALLS															
2.3.1	Doors	Repaint/stain	Voluntary	Every 5 years	n/a			•					•		
2.4 INTERNAL STRUCTURE															
	None														
2.5 BUILDING SERVICES															
2.5.1	Wiring and electrical installations	Inspect all wiring and electrical installations, including all portable electrical equipment, in accordance with current IEE regs.	Electrical contractor registered with the NIC or ECA	Every 5 years						•					•
TOTAL COST															

The National Pipe Organ Register

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Durham Cornforth, Holy Trinity [N15075]

Anglican Parish Church

Grid ref: NZ3034

Survey date: 1985

Organ playable

[Photographs of this organ](#) /

Builders

1967 **H.E. Prested** Bearpark, Durham

Relacing old organ by Sagar of Leeds;

Nelson & Co. instrument built 1928 for where? [HEP list says from St.Mark's Methodist, but where?]; installed here, overhauled.

Cases

Position **West end, North side, facing east** Type **Pipe Rack**

Light oak post and rail casework, in 3 flats, silvered front pipes;

Department and Stop list

Pedal	Key action	Stop action	Me	Compass-low	C	Compass-high	Keys		
	1	Bourdon				16			
	2	Bass Flute				8			
Great	Key action	Tr	Stop action	Me	Compass-low	C	Compass-high	Keys	
	3		Open Diapason				8		
	4		Hohl Flute				8		
	5		Dulciana				8		
	6		Principal				4		
	7		Piccolo				2		
Swell	Key action	Tr	Stop action	Me	Compass-low	C	Compass-high	Keys	Enclosed
	8		Lieblich Gedact				8		
	9		Viol d'Orchestre				8		
	10		Voix Celeste				8		
	11		Gemshorn				4		
	12		Oboe				8		
	13		Tremulant						

Console

Console type **En fenêtre** Stop type **Drawstop** Label type **Ivory inserts**

Couplers

Swell to Pedal
Swell to Great
Swell octave
Great to Pedal

Details

Accessories

Balanced Swell pedal;

Further information

Photographs



View from down nave (DWb)

2019

103KB



Close-up (DWb)

2019

77KB

Updates

2019 DWb Pictures added;

Buildings found

The BOA has:- UK, Durham, CORNFORTH [Holy Trinity](#) [Boa-ref=25640]

Administrative details

Source=RDH+DWb Input-date=25-04-2019 input-by=RDH Reference=RH 837

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Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1159322**

Date first listed: **09-Jan-1968**

Statutory Address 1: **CHURCH OF THE HOLY TRINITY, THE GREEN**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **CHURCH OF THE HOLY TRINITY, THE GREEN**

The building or site itself may lie within the boundary of more than one authority.

District: **County Durham (Unitary Authority)**

Parish: **Cornforth**

National Grid Reference: **NZ 31254 34482**

Details

NZ 33 SW CORNFORTH THE GREEN (West side)

7/16 Church of the 9/1/68 Holy Trinity

GV II

Parish church, 1867 by J.P. Pritchett. Polychrome brick with ashlar dressings; blue and green slate roof with stone gable copings. Nave with south porch; chancel with north vestry. Early English style. Gabled porch has double boarded doors, with elaborate hinges on roll-moulded surround with shafts with water-leaf capitals. Stone cross finial. Plate tracery in 2-light windows of 4-bay nave, with buttress between 2 eastern bays. Set-back chancel has 2 plainer windows, and large 3-light east window with plate tracery. All windows have recessed chamfered surrounds, and dark brick arches with dark impost string. Large 6-foil west window. Head-stopped drip moulds to doors. Buttresses, gabled to chancel. Small alteration to north-east buttresses - insertion of pipe to allow clear sight-line from vestry to gates, for view of arrival of funerals, it is said. Some renewal of bricks at east. Roof steeply-pitched, with east gabled bellcote on nave; cross finials on gable copings.

Interior painted brick, with painted ashlar dressings; arch-braced roof on stone corbels; waggon roof in chancel. Roll-moulded chancel arch on square pilasters with elaborately-carved capitals to shafts. Head-stops to drip mould over vestry door; chamfered organ arch. All carving now painted in vivid colours. Star of David symbol of Trinity in west window by L.C. Evetts. Octagonal stone font with symbols of Evangelists carved in recessed panels. Elaborately-carved altar with painted relief panels in Gothic style. Reredos reconstituted and sculptures added to altar circa 1913 (brass plaque signed Herbert Wauthie del., F. Osborne and Co. London).

Listing NGR: NZ3125434482

Legacy

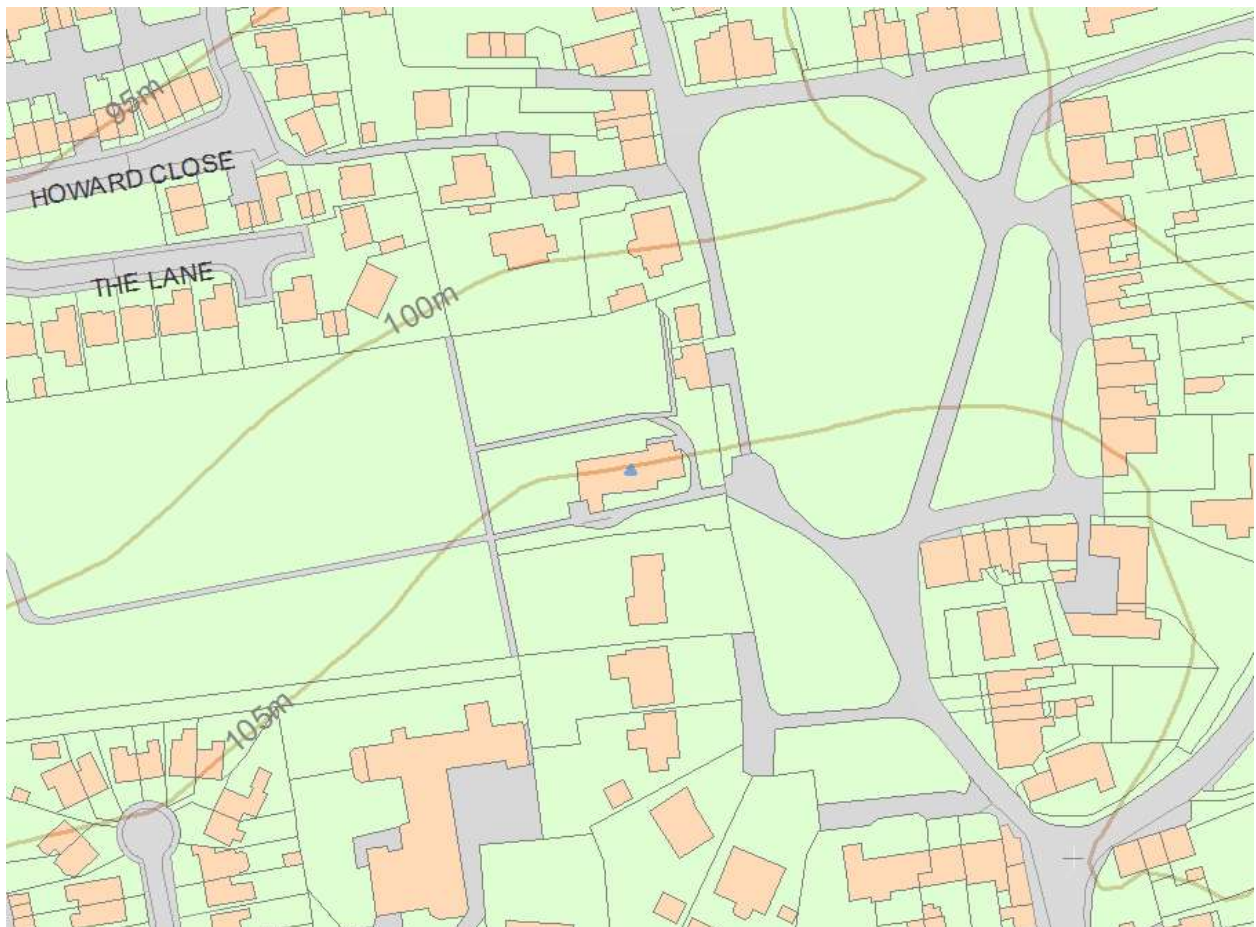
The contents of this record have been generated from a legacy data system.

Legacy System number: **112222**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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End of official list entry



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Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1121470**

Date first listed: **14-Jun-1988**

Statutory Address 1: **WALLS, PIERS, GATES AND RAILINGS EAST OF CHURCH OF THE HOLY TRINITY, THE GREEN**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **WALLS, PIERS, GATES AND RAILINGS EAST OF CHURCH OF THE HOLY TRINITY, THE GREEN**

The building or site itself may lie within the boundary of more than one authority.

District: **County Durham (Unitary Authority)**

Parish: **Cornforth**

National Grid Reference: **NZ 31277 34483**

Details

NZ 33 SW CORNFORTH THE GREN (West side) West Cornforth

7/17 Walls, piers, gates and railings east of Church of The Holy Trinity GV II

Walls, piers, gates and railings along west side of churchyard. Probably 1867 by J.P. Pritchett. English garden wall bond brick walls and piers with sandstone ashlar dressings and copings; wrought iron railings and gates. 3 rectangular-section piers to south of gates, and 4 to north, continuous with walls; steeply-chamfered coping. Spike-headed railings with trefoil-headed principals are set into coping. Gates in similar style have central rail and diagonal bracing.

Listing NGR: NZ3127734483

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **112223**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



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End of official list entry



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Michael Atkinson

ARCHITECTURE & HERITAGE

QUINQUENNIAL INSPECTION REPORT | EXPLANATORY NOTES

- A.** Any electrical installation should be tested at least every quinquennium by a registered NICEIC electrician, and a resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the church log book. This present report is based upon a visual inspection of the main switchboard and of certain sections of the wiring selected at random, without the use of instruments.
- B.** Any lighting conductor should be tested every quinquennium in accordance with the current British Standard by a competent engineer, and the record of the test results and conditions should be kept with the church log book.
- C.** A proper examination and test should be made of the heating apparatus by a qualified engineer, each summer before the heating season begins.
- D.** A minimum of two water type fire extinguishers (sited adjacent to each exit) should be provided plus additional special extinguishers for the organ and boiler house, as detailed below.

Large churches will require more extinguishers. As a general rule of thumb, one water extinguisher should be provided for every 250 square metres of floor area.

Summary:

Location	Type of Extinguisher
General area	Water
Organ	CO ²
Boiler House	
Solid fuel boiler	Water
Gas fired boiler	Dry powder
Oil fired boiler	Foam (or dry powder if electricity supply to boiler room cannot easily be isolated).

All extinguishers should be inspected annually by a competent engineer to ensure they are in good working order.

Further advice can be obtained from the fire prevention officer of the local fire brigade and from your insurers.

- E.** This is a summary report only, as it is required by the Inspection of Churches Measure; 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.

- F.** Although the Measure requires the church to be inspected every five years, it should be realised that serious trouble may develop in between these surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 to make an annual inspection of the fabric and furnishings of the church, and to prepare a report for consideration by the meeting of the PCC before the Annual Parochial Church Meeting. This then must be presented with any amendments made by the PCC, to the Annual Parochial Church Meeting.

- G.** The PCC are reminded that insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the insurance company to ensure that insurance cover is adequate.

- H.** The repairs recommended in the report will (with the exception of some minor maintenance items) be subject to the faculty jurisdiction.

- I.** 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.