INSPECTION AND REPAIR OF CHURCHES
CARE OF CHURCHES MEASURE 2018
amended by the Church of England (Miscellaneous Provisions) Measure 2020

QUINQUENNIAL REPORT on the

THE CHURCH OF ST EBBA

EBCHESTER

Diocese: **Durham**

Archdeaconry: **Durham**

Deanery: **Lanchester**

Job no: **2522 (M614)**

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Date of inspection and weather conditions: 7th May 2025. Dry day but slightly overcast becoming brighter as the survey progresses. The survey followed a period of very dry weather.
Date of report: 20th August 2025
Date of previous report: 17th July 2019

Executive Summary.

The church is generally in a sound condition, but there are a number of issues which would benefit from fairly urgent attention, some of which are noted below.

A number of issues were noted at roof level, with slipped and damaged slates as well as failing mortar to ridges (between ridge tiles and bedding), although the extent of this was often concealed by moss growth. One Nave ridge tile has also cracked, more easily viewed from above than ground level. The Nave cross is in fairly urgent need of inspection as mortar has cracked away to all sides and from ground level it is unclear how well this is currently held in place. Alongside this the security of fixing of the Chancel cross was mentioned in the last report and this should also be checked if not already attended to. The new lead flashings to the tower have been sealed with mastic – this has failed in a number of areas and disappointingly appears to be surface filled rather than the joint being full filled which would be necessary to protect this very vulnerable junction. As a result, mastic has either fallen out or has shrunk back leaving voids. Pointing to verges is also failing in many locations and needs further assessment and repair.

Moss growth is an issue to the Southern slopes in particular, as well as the ridges and some clearance of the most densely covered area would be prudent. Alongside this the yew trees have grown very close to the South West roof slopes and walls with branches now touching the roof. As many of these trees are heavily covered with ivy weighing down branches, contact should be made with Durham County Council to organise maintenance of these trees. This would be a good time to enquire whether they have carried out a recent survey of condition of mature trees within the churchyard generally. This would allow them to schedule any necessary maintenance to other trees as well, as many are on the boundary with the pavement or other properties.

Some high-level pointing has undertaken to the Tower since the last inspection, but a few issues remain including a cracked stone at parapet level which needs repair. The mortar to the edge of the lead panels to the Nave is failing with some section of lost mortar to both the East and West elevations - this needs to be looked at before water ingress becomes an issue. There are a few open joints to the bellcote, but proper inspection was difficult due to tree growth. However, the location of one open joint to the head of one arch would benefit from fairly prompt attention. At lower level vegetation growth at the base of the walls needs to be removed and any resultant open joints pointed – given the location this will be a constant issue and adding this to a regular programme of maintenance would be prudent, a task that could potentially be undertaken by volunteers.

Cracking to walls is visible in a number of areas, most noticeably, but not exclusively in the Chancel and some areas have been repaired in the past rather unsympathetically. It would be sensible to get advice from a Structural Engineer familiar with Historic Buildings to understand whether the areas of cracking can just be repointed, or whether there are underlying issues that need to be addressed before repointing. Works can then be prioritised further if needed. Although a number of other stonework repairs of varying priority are noted to the external elevations, there are a number of tasks to be considered overall, and it would be sensible to try and start addressing these to avoid a more pressing larger project being required in due course. Similarly, works to windows in certain areas, should the reordering project proceed, would be worth including in that project in order to start to address some of the issues noted with windows in the report.

The inner tower doors were mentioned in the last report and sharp edges of failed glass remain. Although most people would avoid touching broken glazing, the location is a concern for children or visitors unfamiliar with the church.

Externally there is a need to undertake works to most boundaries as well as to the retaining wall to the immediate South of the Church. Much of this will be the responsibility of Durham CC, but it would be prudent to raise concerns with them and try

to establish the work needed and possible programme for carrying out such works, before it becomes critical. This includes fences and some boundaries which may be the responsibility of others. Similarly, gravestones should be inspected by Durham CC periodically, but some old propping was noted during the survey, which now needs replacement, indicating that this has not been done for a while. In addition, grass cutting procedures are potentially damaging stone edging/wall tops in a few places around the church and this should be monitored and again discussed with Durham CC, so that they can amend procedures. The Garden of Remembrance would benefit from the injection of volunteer time and some expenditure. It has become rather overgrown apart from a few areas which it is assumed are maintained by individual families. A policy over maintenance should be considered to address areas where family members are not regularly visiting the garden and works undertaken to keep on top of weed growth. Some of the paths in the area are uneven or breaking up and hazardous to anyone with poor mobility. This should be monitored and works undertaken, or at the very least warning signs displayed until such time as works are possible. Lastly the lych gate also requires repair, with some defects more urgent than others to ensure that condition does not deteriorate further.

The main path and door at the base of the Tower is not accessible, with access to the rear (South) having been adapted in part in the past to form a more accessible route into the Church. The threshold to the Southern, accessible door of the church would benefit from further alteration to make this more user friendly to wheelchairs. If planned reordering is undertaken, this would be a sensible time to address remaining issues with this entrance.

Although the heating system appears to be currently functioning adequately, the boiler is not new and it would be sensible to start to think about possible options for greener ways to heat the church in order to meet net zero aims, should this fail.

The electronic log book is a really good way to record works carried out, but is lacking a number of entries for routine testing such as testing of electrics, lightning protection, fire extinguishers etc., and routine maintenance tasks such as clearance of gutters. If these are not already being undertaken on a cyclical basis, these will need attending to, and ideally recorded in the log book.

Previous repairs undertaken since the previous report.

The previous report was carried out by Bryony Roff, with Hugh Massey undertaking earlier reports.

2019	Light fittings replaced (faulty LED's_
2020	Stone roof tiles repaired Clock motors repaired Clock serviced Tower roof recovered in lead
2021	High level masonry to tower repointed New steel ladder fitted to roof access hatch New flagpole fitted Downlighter replaced Electric organ serviced and repaired
2022	New lectern and pulpit falls
2023	Automatic winding system to the clock replaced Clock lighting upgraded to LED Clock serviced Pendulum regulator added

Brief description of the building

The parish church is of C12 origin, but extensively rebuilt in 1892 by C.H. Fowler. In 1910 the tower was added and the nave extended by G.T. Wilson. The church is located within the Roman fort Vindomora and a re-used Roman altar is built into the porch wall.

The church is built from sandstone with a lower course of larger stones. Roofs are stone flagged with a flat lead roof on the tower and concrete tile roof over the boiler room. Internally walls are exposed stonework with a timber and glazed partition between the two vestries. The nave has a collar-truss roof. The low-pitched paneled chancel roof has painted decoration on ribs and a frieze. The church consists of a porch at the base of the tower off of which is a lower boiler room to the East. The main body of the church consists of an aisleless nave and chancel, with an organ chamber, choir vestry containing a rear exit and vicar's vestry to the South side of the church.

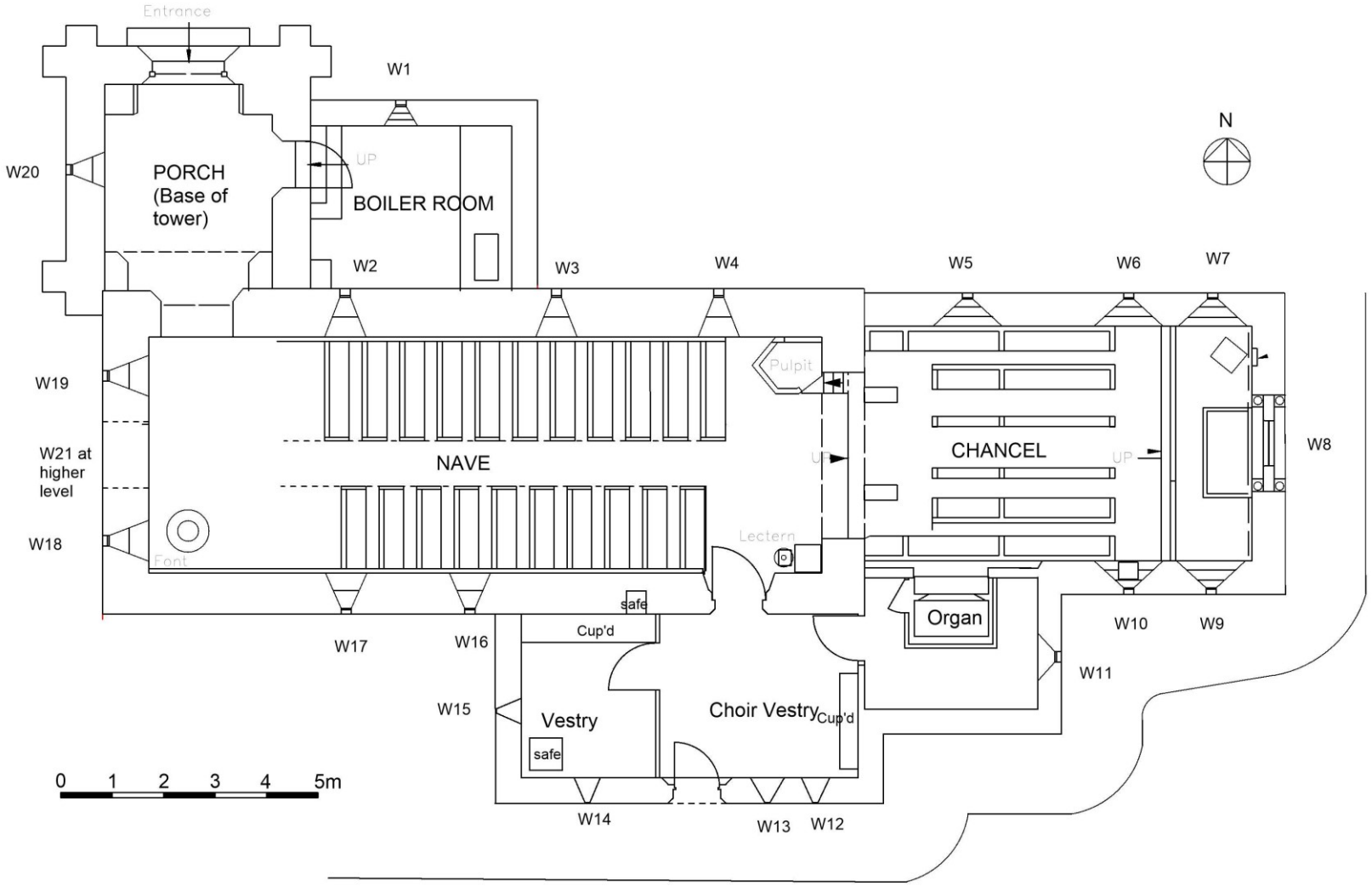
Original windows survive in east bay of chancel, and in the north wall. Restorations in Romanesque style with round-headed windows, except for Perpendicular-style west window. Glass in east window to Robert S. Surtees, died 1864, and Anthony Surtees died 1871;

Listing Grade

Grade 2*

The war memorial and a number of tombs and graves within the churchyard are listed separately.

Plan of the Church



Limitations of the report.

A thorough inspection of the structural condition and state of repair of the Church has been made from the ground level with high level access to the tower only. It is emphasised that the inspection has been purely visual and parts of the structure which are inaccessible, enclosed or covered up, such as boarded floors, roof space or hidden timbers at wall heads, have not been opened up for inspection. It cannot in consequence be reported that these concealed areas are free from defect, but the report will draw attention to areas where further investigation by opening up or providing improved access will be required.

The Architect is not competent to inspect or test the heating or electrical installations. Recommendations are made in this report for their inspection by qualified and competent persons on a regular basis. The inspection was carried out in dry weather when it was not possible to ascertain whether rainwater goods, gullies or surface water drains were watertight and free flowing.

Damp meters and probes were not used. Any part of the building which may require further investigation is referred to in the appropriate section of this report. Where it is suggested that some part of the building be kept under observation this is intended as guidance for a future monitoring process which will need to be set up by the Church Council with advice from a competent Engineer.

We have not inspected or are competent to inspect trees. Trees protected by a tree preservation order (or within the curtilage of a listed building) must be inspected by a specialist professional adviser. They should consider whether further professional advice on trees should be commissioned, for instance in relation to Safety concerns, the impact of trees on the church itself, the importance of the trees themselves.

We have not been made aware of any nature conservation issues such as protected species, mosses, lichens, grassland or bats which might inhabit the building or churchyard. If works are carried out to the building or churchyard consideration should be given as to whether these (or others) may be present and where necessary professional surveys commissioned before works start.

It is possible that concrete used in any construction alterations or repairs of the Church between 1923 and 1975 could contain High Alumina Cement and/or Calcium Chloride additives. No investigation has been carried out to determine whether these substances are actually present and it is not possible to report that such parts of the building are entirely free of risk in this report. Where concrete of that period is persistently damp the risk of failure is significant, and signs of failure should be reported to the Church Architect.

This report describes defects observed and is not a specification for the execution of work and must not be used as such, nor is it suitable for obtaining builder's estimates. The church architect is willing to advise the PCC on implementing the recommendations and will if so requested, prepare a specification, seek tenders and oversee the repairs. The PCC is advised to seek ongoing advice from the professional adviser on problems with the building if these are outside the experience of the PCC. The repairs recommended in the report will (with the exception of some minor maintenance items) be subject to the faculty jurisdiction. Guidance on whether particular work is subject to faculty can be obtained from the DAC.
Before starting any works, the PCC should make contact with the insurance company to

ensure that cover is adequate and whether any conditions apply.

Advice to the PCC

Information on planning for disaster management including fire, lightning, explosions, storms, floods and vandalism and theft can be found on the Church care website https://www.churchofengland.org/more/church-resources/churchcare/advice-and-guidance-church-buildings/disaster-prevention-and-management

Electrical Installation
Any electrical installation should be tested at least every five years in accordance with the recommendations of the Church Buildings Council. The inspection and testing should be carried out in accordance with IEE Regulations, Guidance Note No. 3, and an inspection certificate obtained in every case. The certificate should be kept with the church logbook. PAT testing of appliances should be carried out at recommended intervals.

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

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

Asbestos
The management of asbestos in buildings is regulated by law. A suitable and sufficient assessment (a management survey) should be made as to whether asbestos is or is liable to be present in the premises. Further details on making an assessment are available on the HSE website.

The assessment has not been covered by this report and it is the duty of the PCC to ensure that this has been, or is carried out, and updated as required. Before commencing any works, a refurbishment/demolition survey should be carried out and the report provided to the contractor.

Equality Act
The PCC should ensure that they have understood their responsibilities under the Equality Act 2010.

Health and Safety
Overall responsibility for the health and safety of the church and churchyard lies with the incumbent and PCC. This report may identify areas of risk as part of the inspection, but this does not equate to a thorough and complete risk assessment by the PCC of the building and churchyard. Please note that under the CDM Regulations 2015 any project involving more than one contractor (this include subcontractors), however small, brings with it additional requirements and responsibilities for the client and other parties involved. Further guidance is available on the HSE website including a short guide for Clients. http://www.hse.gov.uk
Bats and other protected species

The PCC should be aware of its responsibilities where protected species are present in a church. Guidance can be found at: https://www.churchofengland.org/more/church-resources/churchcare/advice-and-guidance-church-buildings/bats-churches and from Natural England.

Sustainable buildings
A quinquennial inspection is a good opportunity for a PCC to reflect on the sustainability of the building and its use. This may include adapting the building to allow greater community use, considering how to increase resilience in the face of predicted changes to the climate, as well as increasing energy efficiency and considering other environmental issues. Further guidance is available on the Church care website. One link is https://www.churchofengland.org/more/policy-and-thinking/our-views/environment-and-climate-change/how-you-can-act/sustainable-buildings

One copy of this report should be kept with the Church Logbook and records for future reference. The Architect will send additional copies of the report to the Archdeacon and to the Diocesan Office.

Maintenance
Maintenance of the Church is the responsibility of the PCC. The maintenance of the Churchyard is understood to be the responsibility of Durham County Council.

It is recommended that a maintenance plan is drafted if not already in place and that regular cyclical maintenance tasks should be carried out as required by members of the PCC or contractors. These might include clearing gutters and drains of vegetation and debris, carrying out a visual inspection of condition on a yearly basis of roofs, gutters or walls where there are known issues or after a period of bad weather.

Report main section

The tower was inspected first, followed by the internal areas and concluding with the external elevations and churchyard. In this report external elevations are covered first, followed by roofs, rainwater goods and windows, then internal areas, concluding with external areas. The churchyard was not inspected in full as this is not the responsibility of the PCC, although a few items such as the lych gate, external paths leading up to and around the church, walls around main pathways and the boundary wall to the North are noted at the end of the report. It is assumed that most of these external areas are the responsibility of the Local Authority, but were included as their condition directly impacts the operation of the church.

This survey was carried out from ground level with the exception of the tower and tower roof. No access was available to inspect the gutter between the tower and Vestry roof.

Where works are required, these have been ascribed a category depending on the urgency of the repair/work required. These are set out below:

1 - Urgent, requiring immediate attention
2 - Requires attention within 12 months
3 - Requires attention within the next 18 – 24 months
4 - Requires attention within the quinquennial period
5 - A desirable improvement with no timescale
M - routine maintenance (i.e., clearing leaves from a gutter). This can generally be done without professional advice or a faculty

Summary of report

Location	Description	Condition	Repair needs	Catego
External				
1. Tower	Semi coursed squared sandstone with circular clock faces on the North and West faces and round headed arches louvred openings to the bell chamber	Some repointing has been undertaken since the last survey, mainly to upper levels of the tower. North Elevation – A few issues remain including cracking between mortar and stone and some cracking including over the clock face and to the wall over. There are a number of open and hungry joints generally including at lower levels where there is also some exfoliating stonework and slight damage to the plinth to both sides of the arch. Sections of damage are currently held in place, but should be monitored to allow repair or replacement to occur at the appropriate time. There are also isolated open joints visible to the main steps. East Elevation - some open joints and areas of failing mortar are visible including to the buttresses. Isolated weathered stones. South Elevation – Isolated cracking between stone and mortar was visible with some remaining open joints (mainly thinner. joints). West Elevation – Although some pointing has been undertaken in common with all elevations cracking remains both above and below the clock and there are open joints to the clock surround. Elsewhere, there are open joints to	Repoint remaining open joints and cracks using lime mortar	3 - 4

1. Tower cont'd		head of the bell chamber louvred opening, walls to lower level and the plinth South Elevation cont'd - appears that joints may still be fairly well filled (it is assumed that the joints may not have been raked out far enough as has been noted in other areas). Isolated weathered stones were visible. Part of this elevation is hidden by the Nave roof so could not be inspected. West Elevation – parts of the upper sections are concealed by tree branches when viewed from the ground making inspection difficult. Some open joints were visible at higher level including to the string course. If the condition mirrors that on the other elevations it is assumed that there will be a number of open joints at parapet level. Isolated vegetation and open joints visible at the base of the tower. Elsewhere there are a few minor cavities that would ideally be repaired by using mortar repairs when access is available. Cracking to the South side under the clock surround was noted along with open joints to the stone surround		

2. Boiler House	Squared sandstone	North Elevation – open joints were noted to the plinth with some cracking between mortar and stone in a number of areas with some possible cracking which is hard to distinguish from areas of shrinkage cracking. Some weathered stones. East Elevation – weathering is visible to stonework at the base of the wall with some areas of failing mortar again, most notable at lower level and over the lean-to roof. Lan to – loss of finish to the doors and some areas of rot to timber	Carry out repairs to the doors and repaint Repoint open joints and cracks using lime mortar. Descale areas of loose stonework if required	2 4
3. North Elevation of Nave	Semi coursed squared sandstone with larger stones to the base of the wall	Mortar to pointing is hard. There are some issues with weathering and damage to stonework and za localised approach to remedying this would make more sense than a wholesale approach at this stage to protect more vulnerable stonework which are being impacted by the harder mortar. Isolated open joints	Repoint any open joints using lime mortar. Carry out more extensive repointing around stones that are showing signs of weathering to try and reduce the extent of ongoing deterioration. Deshale weathered stonework	4 4
4. North Elevation of Chancel	Semi coursed squared sandstone with larger stones to the base of the wall	Isolated loss of harder pointing, more pronounced near the base of the wall. As noted above there are a number of stones weathering, not helped by the harder mortar and some targeted repointing would be beneficial. Cracking is visible near the eastern window.	Repoint any open joints and cracking using lime mortar. Carry out more extensive repointing around stones that are showing signs of weathering to try and reduce the extent of ongoing deterioration. Visually monitor areas of cracking once repointed to ascertain whether there is any ongoing movement in these areas. Deshale weathered stonework	4 4

5. East Elevation of Chancel	Semi coursed squared sandstone with larger stones to the base of the wall	The fixing of the cross should be checked to ensure it is secure as it is not fixed to a substantial apex stone (in common with the cross on the Nave). Some damaged pointing is visible to the verge As noted in the last report there are a number of open joints visible to the plinth and lower courses of stonework, as well as to the stone window surround. Some of the mortar between the larger stones at the base of the wall sounds hollow when tapped or moves slightly when touched. One of the pilasters to the left-hand side of the window is cracked and requires repair. Isolated vegetation growth was also visible to the base of the wall.	Check security of the fixing of the cross if this was not undertaken after the previous report Reform damaged pointing to the verge Remove vegetation to plinth and repoint any resultant open joints using lime mortar Pin and grout crack to pilaster Repoint areas of failing mortar including any defective joints between larger stones using lime mortar. Ensure mortar is raked out to an appropriate depth and galleting is included if required.	1 2 2 3 3

6. South Elevation of Chancel	Semi coursed squared sandstone	There are different generations of pointing visible on this wall, all rather hard. Some areas of repointed cracking have opened up again slightly and there is failing mortar to the eastern end either side of the downpipe. This corresponds to cracking internally and should ideally be addressed at the same time as the internal pointing/remedial works recommended (see also section on the Chancel internally). There are also a number of open joints to the base of the wall/plinth and failing mortar around one of the windows. Isolated stones are starting to spall ore weather back behind the mortar. Some vegetation growth is present to the base of the wall.	Remove vegetation to the base of the wall and repoint any resultant open joints using lime mortar Repoint areas of failing mortar and cracking using lime mortar (see also Chancel internal). Visually monitor areas of cracking once repointed to ascertain whether there is any ongoing movement in these areas. Deshale areas of loose stonework taking care to avoid damaging the sound stonework behind	2 3 3
7. East Elevation of Organ Chamber	Semi coursed squared sandstone with lead apron at high level over the Chancel roof	Pointing to the side of the lead cover is failing – this was pointed out in the last report and it is unclear what construction is behind the lead and how vulnerable it is to water ingress, so should really be addressed fairly soon. Isolated open joints are present, mainly towards the base of the wall with cracking visible at higher level. One stone is more noticeably weathered than others.	Repoint junction between the stonework and lead Repoint open joints and areas of cracking using lime mortar Form mortar repair to one stone	2 3 4
8. South Elevation of Organ Chamber	Semi coursed squared sandstone	Isolated open joints mainly at the base of the wall and possible cracking at higher level with some sections of mortar starting to come loose. Isolated weathering of stone stonework and some cracking between stone and mortar.	Repoint open joints and areas of cracking using lime mortar	3

9. East Elevation of Choir Vestry	Semi coursed squared sandstone	Hungry joints in one small area but generally sound. Some section of the verge pointing would benefit from renewal.	Repoint verge Repoint open/hungry joints using lime mortar	3 4
10. South Elevation of Vestries	Semi coursed squared sandstone	Although stonework is generally sound there are some isolated weathered stones including to part of the door jamb and a few minor open or hungry joints (with some possible cracking) in various locations. Mortar between the frame and jamb of the door is missing in isolated areas.	Repoint junction between door and jamb Repoint open joints and areas of cracking using lime mortar	3 4
9. West Elevation of Vicars Vestry	Semi coursed squared sandstone	A couple of stones are weathering and there are some very minor isolated open joints/slight cracking between mortar and stonework, mainly at higher level The junction between the lead and stonework to the would benefit from repointing, although not as bad as on the East elevation this needs attention for similar reasons.	Repoint junction between the stonework and lead. Repoint minor open joints using lime mortar when similar work is carried out elsewhere	3 5
10. South Elevation of Nave	Semi coursed squared sandstone	Algal growth is visible to lower stones as the area is shaded. Some isolated areas of failing mortar/open joints were noted. Previously repointed cracking, although rather unsympathetically repointed in the past still remains fairly stable,	Repoint open joints using lime mortar	5

11. West Elevation of Nave	Semi coursed squared sandstone	The adjacent trees are very close to the wall and need to be cut back fairly urgently. The presence of overhanging branches makes it hard to inspect this elevation. Algal growth is visible, but it is not clear whether this is also due to the shaded nature of the wall, or run off from water tables etc. Some cracking of the mortar to the verge is visible and needs repointing. Mortar is buttered over the stonework and there is some loss and failure of pointing with some sections coming loose, along with open joints and some weathering of individual stones at higher level, one or two of which may need repair in the future. Cracking is present to the sill of one of the windows into the wall below. As noted previously, the bellcote is difficult to survey from ground level. It appears generally sound, but does need closer inspection when roofing works are undertaken to check exact condition as there appear to be some hungry joints. Viewed from the East there appears to be a number of open and hungry joints including to the top of one of the arches.	Discuss and agree a programme of tree maintenance to the trees to the West side of the building with Durham CC to avoid damage being inflicted to the building. Inspect from higher level and repoint open joints to bellcote Carry out repointing works generally to repoint open joints and areas of failed mortar and cracking using lime mortar. It would be sensible to consider wider repointing of this elevation due to the general condition of the pointing and likely ongoing failure over time.	1 2 4

12. Roofs	Lead flat roof to Tower. Stone slate roofs to all other major roofs. Concrete tiles to boiler house.	**Tower** – this has been reroofed since the last inspection. Mastic used to point the chase over the lead flashing is failing in a number of places and needs replacing. Some isolated vegetation is visible to the West side of the tower and there is one parapet coping cracked to the South east corner with an open joint under. On the North West corner, the weathervane is rusting and would benefit from repainting. Some debris is starting to collect in the gutter. The lightning Conductor was not inspected as it is assumed that this six tested. **Nave** – one cracked ridge tile is visible, along with open joints between ridge tiles <u>North Slope</u> – at least one cracked slate and a number of slates are starting to slip. No access to inspect getter between Nave and Tower or chimney flashings. <u>South slope</u> – A number of cracked, damaged, delaminating or slipping slates are visible which need fairly urgent attention. Some deterioration to the mortar bedding of the ridge was noted. This roof slope is fairly heavily moss covered to the West end near the trees. The yew trees are growing close to the building on the South west side and weighed down with ivy - these need fairly urgent attention to reduce the risk of damage to the roof in this area. The security of the East Nave cross should be checked fairly urgently as it appears to be poorly secured and there is some cracking noted to the base (see photo).	Repoint chases to tower flashings where mastic is failing and replace mortar associated with boiler house flashings Clear debris from tower gutters Discuss and agree a programme for tree works to the yews to the South West side of the building with Durham CC to avoid damage being inflicted to the building/roofs. This should include ivy removal. Carry out repairs to all slated roofs including refixing slipped slates and replacing damaged slates. Check security of the fixing of the Nave cross and carry out any remedial work required Repoint/rebed ridge tiles where mortar is missing or failing. Remove excess moss growth where this has covered ridges to allow better inspection. Remove vegetation growth from North Chancel roof slope Inspect gutter between Nave and Tower and Nave Chimney flashings and carry out any remedial works required.	1 1 then M 1 1 1 2 2 3

		Vestry – this section of roof is fairly heavily moss covered and it would be beneficial to remove some of this to avoid trapping excess moisture against the stone slates. As above, the yew trees are growing close to the building on the South west side and require attention to reduce the risk of damage to the building. A number of cracked, delaminating or slipping slates are visible which need attention. **Chancel** – the ridge is largely concealed by moss to both sides, but some signs of cracking of mortar to ridge. Isolated cracked, delaminating or slipping slates need attention on the Soth slope. On the North slope one slate appears to be starting to slip. The North slope is fairly heavily moss covered with some possible vegetation growth to the West end. **Boiler House** – cracking to the mortar associated with the flashings. As noted in the last report, there is damage to the roof of the lean to by boiler house – one tile is damaged on the corner and requires replacement. The exposed wall plate which also has evidence of woodworm damage may require repair or replacement and the felt has torn.	Remove vegetation growth to the tower and repoint joints using lime mortar Repaint weathervane Reduce the level of moss cover to the vestry roof (and part of the Nave roof) Replace slate to boiler house lean to and carry out repairs to the felt and timber wall plate	3 3 3 3 max

13. Rainwater Goods	Cast iron downpipes with powder coated aluminum gutters	Cast iron downpipes generally would benefit from repainting as a number are rusting or the paint finish is degrading. Some leaf and moss build up is present to gullies including near the organ chamber. Cracked concrete surround to downpipe to the North of the Chancel	Clean debris and leaves from gulleys Repaint all cast iron downpipes and reseal joints where required Replace concrete collar to downpipe on North Elevation of Chancel	1 then M 3 3

14. Windows		<u>Nave</u> W2 is an internal window into the boiler room W3 - one cracked pane but stable at present W4 – Rusting opening light W16 – one cracked pane, appears stable at present W17 - opening light is rusty and not fully weathertight as gaps are visible around the light W21 - Main Western window (high level) - rusting saddlebars Cracking to lower Western window, but currently secure <u>Chancel</u> W7 – slight bowing at the top of the window and cracked glazing in a couple of places. Rusting opening light. Putty failing externally to opening light W8 – rusting saddlebars. External protection is aging and becoming yellow W9 – cracked glazing. Rusting vent <u>Organ chamber</u> W11– one cracked pane and another pane is holed. <u>Vestry</u> W12 – missing/damaged section of glazing as well as some cracked sections and lead kames failing so window is not weathertight/draughtproof. Some loss of pointing around the window W13 - slight damage to kame causing a hole in between panes. The windows are at low	Consider removing and carrying out conservation works to windows with rusting opening lights that are no longer weather/draught proof. This is particularly important to any spaces that might be part of planned reordering where ventilation will be essential. Replace holed panes or areas with damaged kames to ensure church is weather/draught proof Monitor windows with cracked glazing periodically and if the condition deteriorates or panes become loose carry out repairs Repair loose pane to tower window Prepare and paint rusting saddlebars	3 – 5 depend-ing on location 3 Ongoing monitor-ing 4 5

		<u>Vicars vestry</u> W14 – slight cracking to glazing but held W15 – rusting opening light with some cracking and bowing to glazing and mastic repairs to lower section of window. Glazing to opening light has been replaced in the past with textured glazing. Externally putty around glazing of the opening light is failing. <u>Tower</u> Slight cracking to East window on First floor of tower, but sound at present. Similarly, the North window had cracked and damaged panes. One pane may fall inwards before too long Not all windows have external protection, many being fairly small in size.		

Internal				
1. Porch/Base of the Tower	Exposed stone walls with Roman Altar. Timber screen to main entrance door with ladder access to the tower to one side Stained timber boarding to ceiling Parquet flooring with loose mats	Access to the tower is via this area, with lover ladder access constrained by the screen. South Wall – some cracking is visible to the head of the arch with some lose or missing pointing to inner arch on the left hand side. West wall – slight cracking to the head of the window and very minor open joints. North Wall – as noted previously the rei s cracked and missing glazing to the inner doors. Where missing, sharp edges of glass have been left, but in other areas cracked glazing is still held in place. One panel is bowed. Glass is unlikely to be safety glass and missing sections leaving exposed edges of glass are a concern. Daylight is visible under the main entrance door. East wall – slight cracking near the boiler room door. Some wider joints to the parquet flooring are visible, most appear sound although a few near the door appear to move when stood upon. Finish to the timber is failing in places.	Carry out repairs to glazed panels to inner lobby doors and monitor bowed panel. Re-adhere any loose timber blocks Repoint areas of cracking and open joints using lime mortar. Visually monitor areas of cracking once repointed to ascertain whether there is any ongoing movement in these areas Sand down and refinish the parquet flooring when the condition deteriorates	2 2 4 5

2. Boiler Room	Exposed stone walls. Painted plastered ceiling. The floor is a mixture of concrete and coated brickwork with concrete steps down from the tower. Sump by boiler.	The walls are partially concealed by fixed and loose fittings (the incoming electrical supply is located on the West Wall). Pointing in the boiler room is generally fairly rough, but as this is not an area accessed by the public, that is less of an issue at the present time. There are issues with cracking, mainly on the East wall, although shrinkage cracking is also visible elsewhere. There has also been some loss of mortar in a few locations and isolated areas of pointing are not well adhered to the substrate. On the East wall there is some salt efflorescence. As noted in the last report the boiler flue is rusty. There is no waste for the sink, it just discharges into a container. Although not currently being considered as part of the WC project, it might be worth considering whether in the short or longer term there is merit in connecting it into the new drainage. Again, as noted previous.ly, some of the steps down are high and may be a challenge to the less mobile. The floor is slightly uneven but again this area is likely to only be accessed by those with familiarity with the building.	Repoint areas of cracking and open joints/poorly bonded mortar using lime mortar. Visually monitor areas of cracking once repointed to ascertain whether there is any ongoing movement in these areas Ensure the engineer servicing the boiler monitors the condition of the flue where it passes through into the wall/chimney and consider repainting the flue.	4 – 5 M

3. Nave	Exposed Stone walls with rounded arched headed windows. Stained exposed timber boarding to ceiling with exposed roof timbers. Timber floor below pews with carpet over stone paving flags to aisle	East wall – some cracking/open joints to the Chancel arch as noted in section 4. South Wall – In common with all Nave walls mortar is harder than ideal, but on the South wall is generally in sound condition, with the exception of one stone. There is slight cracking in the South West corner behind the conduit which should ideally be pointed whenever access can be made available. The junction to the top edge of the pews is opening up adjacent to the walls – currently more of a cosmetic concern but it would benefit form filling if funds allow. Window W16 - slight open joints/cracking to the reveal Window W17 – some shrinkage/cracking to the mortar repair that has been formed to the sill – this is currently held in place although the right hand section sounds hollow when tapped indicating it may be poorly adhered to the stone substrate. Mortar pointing around the window cracked West Wall - some cracking to the right hand side of the wall at the junction with the North Wall and some cracking across joints in a number of areas, the latter is assumed to have occurred when the mortar was originally placed. There is exfoliating stonework to the sill of window 19 with open joints/cracking to the central joint. Ponting in a few areas has a rougher finish than ideal and isolated areas may require attention in due course. A small	Repoint cracking to both corners on the West wall using lime mortar and visually monitor areas of cracking once repointed to ascertain whether there is any ongoing movement in these areas Repoint open joints, mortar pointing around W17, other areas of cracking and areas of loose mortar /mortar repairs using lime mortar Visually monitor area over the pulpit periodically for signs of loose stonework Replace section of missing flooring Consider filling junction between pew edge and wall Fill area of missing flooring Consider restraining the roof boarding in due course	4 4 Ongoing 5 5 5 5

		section of stone over the pulpit was noted as becoming loose in the last report and the area should continue to be visually monitored in case this is an ongoing problem. North Wall – One area of pointing to the left of window W2 is starting to become proud of the stone and should be monitored, removing any sections that become loose. Slight cracking noted at lower level in the same area. There is also previous cracking to both sides of window W3, repointed in the past in a dark mortar. Although this has generally held, there is slight cracking visible to the left hand side. In common with other windows there has been a hard mortar repair to the sill with some deterioration of the stonework around the repair, but currently reasonably sound. Eastern window W4 – Some cracking to joints at the head of the window and lower left hand reveal As for the South side of the Nave, the junction to the top edge of the pews is opening up adjacent to the walls. Again, more of a cosmetic concern but it would benefit from filling if funds allow. Section of flooring missing near the main door. The ceiling appears sound but some areas of boarding is now having a fairly matt/dull finish, and variation where old fittings have been removed. Some possible signs of historic water penetration.		

4. Chancel	Exposed stone walls with timber organ to part of South wall. Boarded stained curved ceiling with gold relief. Timber floor with tiles under the aisle. Carpet covering to dais and aisle	South wall – the organ frontal is reported to be decorative, and is pulling away from the wall at the east end. This needs securing if retained as part of a project currently being developed. The organ is no longer operational, with a new electronic instrument located in the Nave. Cracking to the reveals and sill of window W10, running down into the wall below. Deterioration of the stonework of the sill to window W9 with some significant deterioration to hard mortar repairs and lower reveals to this window. Cracking is visible to the left hand reveal and sill, extending into the wall below and to the junction with the East wall East Wall – some deterioration of the stonework to the sill which will require attention if condition continues to deteriorate further. There is also slight cracking to the left hand reveal to the head of the window with open joints to the centre of the sill running into the wall below as well as to the window surround. Significant failure and cracking to harder mortar repairs to the sill and lower surround. North Wall – cracking is visible in a number of locations including (but not exclusively) to the right hand side of the wall at the junction between the East and North walls and to the Right hand side of window W7 including to the reveal, sill and wall below. There are more minor cracks to the left of window W7. To window W6 there is cracking to the reveals and sill and again issues with hard mortar	Obtain advice form a structural engineer used to working on historic buildings about the various issues with movement on the various walls within the Chancel before carrying out repointing in case further investigation or remedial work is required. Repoint cracking in all areas including to the corners on the East wall, to sills, reveals and walls generally using lime mortar if structural advice indicates that that approach is sufficient. Visually monitor areas of cracking once repointed to ascertain whether there is any ongoing movement in these areas. It would be sensible to carry out the external pointing in the same area at the same time Check condition and carry out more appropriate repairs to areas of failing hard mortar repair. Repoint open joints, other areas of cracking and areas of loose mortar using lime mortar	2 3 3 4

		repairs to the sill. These in common with other areas are a poor colour match and to W6, repairs are currently mainly sound but some sections sound hollow when tapped. Some loss of mortar was noted to the sill of window W5, but the lower wall in this area was concealed by the pews. West Wall – cracking was visible to the right hand side with some minor open joints including to the Chancel arch. One hard/concrete repair near the font is held in place, but slightly loose. The ceiling appeared sound, but as noted in the last report, in common with the Nave the finish would benefit from redecoration. Where old fixings have been removed there is more obvious variation to ceiling colour. Visible sections of tiling are sound, but due to coverings, few areas were accessible to inspect. There is a loose section of concrete repair forming the edge of the stone dais under the altar and some slight chips elsewhere.	Carry out repairs to concrete edge of altar dais. Consider restraining the roof boarding in due course	4 5

5. Organ Chamber	Exposed stone walls to the East and South with brick to the West wall. Boarded timber ceiling and vinyl covering to floor.	The organ was reported as having stopped working and is beyond economic repair. Pointing is rougher than walls within the main body of the church. The pointing to the junction between door frame and wall has cracked with some missing areas. East wall – some cracking is visible around the North side of the window surround running up into the North East corner at high level. South wall – isolated cracking at high level	Repoint crack round door frame Repoint cracking to walls using lime mortar. Visually monitor areas of cracking once repointed to ascertain whether there is any ongoing movement	3 4

6. Choir Vestry	Exposed stonewalls to the North and South. Brick wall to West with full height cupboards to the Southern side of the wall. Timber and glazed screen to the West. Boarded timber ceiling. Vinyl flooring and carpet over timber floor.	South wall - Slight gap between the edge of the floor and door threshold with a slight step. This is the accessible entrance so may need some additional measures put in place to remove any remaining issues. Mortar is fairly sound but hard and there is some exfoliating stonework which would benefit from brushing off of loose material. Slight loss of pointing around one of the windows with some cracking to the heard of the Western window. East Wall – largely concealed by a large cupboard. Some cracking around the door opening. West wall – see vestry North wall – Lower sections are concealed by furniture. The pointing is fairly rough with slight cracking but generally sound As noted previously, slight movement was noted in the floor near the door into the vicar's vestry.	Consider further improvements to the external door to make this a fully accessible entrance. Temporary improvements internally (a gently sloping timber fillet or similar) would be relatively simple to install. Replace pointing around windows Repoint cracking using lime mortar Investigate cause of movement to the floor and carry out any remedial works required	3 3 4 4

7. Vicars Vestry	Exposed stonewalls to the West and South. Full height cupboards to the Northern side of the room containing a safe. Timber and glazed screen to the east. Boarded timber ceiling. Carpet and vinyl flooring over timber floor.	South wall – isolated sanding/exfoliating stonework which should be brushed off to remove loose material. This will allow better assessment of condition and any repair needs. Isolated open joints and areas of failing mortar. West wall – some rusting to pipework along this wall and slight cracking to the left of the window. East partition – the glazing to the partition is not safety glazing which makes it vulnerable to damage (as well as being a potential safety concern). There is a cracked pane to the door, which has been repaired in the past. North wall – Cupboards conceal this wall, in generally sound condition with minor cosmetic damage to the finish.	Gently deshale sanding stonework and assess condition of underlying stone Repoint areas of cracking and open joints with lime mortar Visually monitor repaired crack to door glazing and replace or carry out further repairs if required	3 4 Ongoing

8. Clock and Ringing Chamber (first floor of Tower)	Exposed stone walls with glazed clock faces on West and South walls. Timber boarded ceiling and floors with exposed ceiling joists. Clock mechanism and bell ropes.	As in other tower areas pointing is fairly rough but generally sound, although there are some areas of missing or failing pointing. West wall – rusting cast iron frame to the clock face with some cracked glazing and putty is failing. Stonework to the reveal is deteriorating with slight cracking over the opening above the opening on both sides North wall – cracked glazing to the clock face with daylight visible between glazing and frame where putty has failed. The framework to the clock face is also rusting and there is some algal growth to the stone reveal and the is cracking to the head of the opening. East wall – algal growth to the base of the window reveal The clock mechanism has been altered since the last inspection	Carry out remedial works and repaint the framework of the clock face and repair glazing to clock faces and ensure that the clock face is secure and weather proof. Repoint cracking using lime mortar. Visually monitor areas of cracking once repointed to ascertain whether there is any ongoing movement in these areas Repoint isolated open joints and areas of failing mortar using lime mortar	3 4 5

9. Bell Chamber (second floor of tower)	Exposed stone walls with glazed clock faces on West and South walls. Timber boarded ceiling and floors with exposed ceiling joists. Bells and bell framework	Some holes forming to the metal chicken wire to the louvred openings. These appear secure at present but should be monitored and repairs made or wire replaced before there becomes a risk of bird ingress. Pointing to the walls is rougher than areas in the public domain. Generally sound, but there are some areas where mortar appears poorly adhered to the stone with some areas of isolated open joints. Metal bell frame and headstock is now fairly rusty and require repainting. The internal downpipe is also rusting as is the ladder and would benefit from decoration at the same time. If not inspected in recent years, an inspection by the Diocesan Bell Advisor or other bell specialist should be considered. Some debris has collected on the floor.	Montor condition of chicken wire and replace when required Sweep debris form floor Repaint all rusting metalwork including downpipe, ladder, bell frame and headstock Repoint isolated open joints and areas of failing mortar using lime mortar Inspection of bells by the Diocesan Bell Advisor or other bell specialist.	Ongoing 2 then M 4 5 5

External areas including graveyard				
1. Churchyard		Paint to handrails to the main paths ais failing with some rust showing through. Tarmaced path have been repaired in places, but there are issues with vegetation growth and deterioration in other areas which need addressing before condition worsens. This includes areas near the main door. To the external path tarmac path along the Northern boundary there are issues with weed growth and moss. Where this path passes past the East and South elevations of the church there are stone retaining walls which require some work. Where mover access meets the wall there appears to have been some damage to edge stones. Open joints to the wall and copings are allowing some vegetation growth to establish which needs to be kept on top of any ongoing maintenance needs to be discussed with Durham CC, especially as this forms the accessible route into the church. This is an issue along this entire stretch of retaining wall and near the trees to the West sections are bowing out and may need rebuilding. The path here is paved for a stretch before becoming tarmac to the West and open joints and vegetation growth are becoming issues. Some joints are designed to be open for drainage, but not all and are encouraging weed growth.	Repaint handrails Discuss and agree a programme of repairs to the retaining walls to the Eats and South of the church with Durham CC Discuss and agree a programme of repairs to paths with Durham CC and/or carry out repairs to any that are the PCC's responsibility Carry out maintenance to the Grden of remembrance including to the beds and paths to ensure this area can continue to be enjoyed safely and as intended Discuss ongoing works to inspect and maintain gravestones with Durham CC with a preference to replace propping rather than laying them flat. Graves should be inspected cyclically and it is assumed that this is unlikely to be the case given condition of some propping Discuss the need for a tree survey with Durham CC if one has not been undertaken recently	3 2 for discuss-ions 3 -4 for works 2 2 3 3

Churchyard cont'd		Open joints are present to the steps and tarmac near the West end near the trees is breaking up. Notice board – the protective finish is failing at the base Garden of Remembrance – although some plots are well maintained this is looking a little sad and would benefit from maintenance before condition dictates its future. Paths in the area are also in poor condition especially to the bench with a number of trip hazards A number of Council interventions to secure gravestones were carried out in timber which is now rotting and needs replacing (rather than graves laid flat).	Repairs to the boundary walls and fences are required – it is assumed that the council is responsible for much of this work but it would be sensible if the PCC checks the maintenance liability for all boundaries and raises the issue with the Council/other owners and agreed the extent of works required and a sensible timescale for the work to be completed.	2 for discuss-ions 3 -4 for works

		Western boundary – Not all of this boundary is visible and abuts a residential property. Most is overgrown, with visible sections of wall appear to be ivy covered with a number of open joints, vegetation growth etc., in need of repair. Southern Boundary – again this is very overgrown and abuts the school. A number of trees along this boundary (and elsewhere are mature and should be surveyed periodically by Durham CC. Some glimpses of a wall between vegetation growth and ivy and then a fence nearer the school building. East boundary – fence. Some posts are propped and need permanent repair and isolated panels have failed North Boundary wall – vegetation growth, ivy, open joints and cracking to copings and sections of the wall are common issues along the boundary both internally and externally. Externally where the wall is close to trees there is some bowing – as a section of the wall is immediately adjacent to the pavement this does need monitoring.		

		Lych gate - Some loss of pointing is visible to the verges as well as to the ridge. Some lifted slate need monitoring and refixing when required. To the lower stonework there are some open joints to the lower stonework of the base, with some slight cracking. Issues with weathering and salts are present to the stonework of the East wall which may need attention in the future. The finish to the timberwork would benefit from retreating and there is some rot to sections of timber, especially where more supposed to the elements 9includign between the lych gate and main gate).	Carry out works to the lych gate roof, walls and exposed timber	3

Photographs

Rusting weathervane

Crack to parapet stonework

Deterioration of tower plinth stonework (North)

Crack to North wall of the tower

Open joints to the lower section of the tower

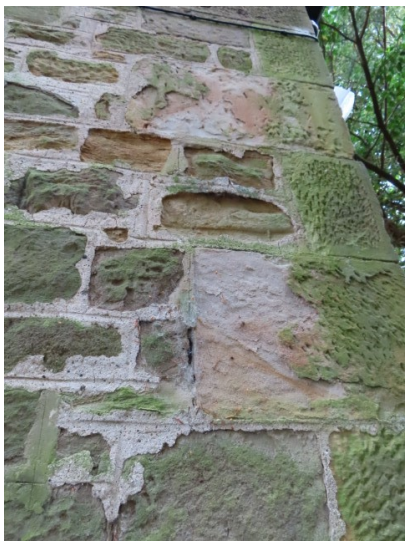
Failing mortar stonework to the Chancel

Cracked Pilaster to Chancel

Open joints to the base of the Chancel wall

Cracking and loss of pointing to Verge

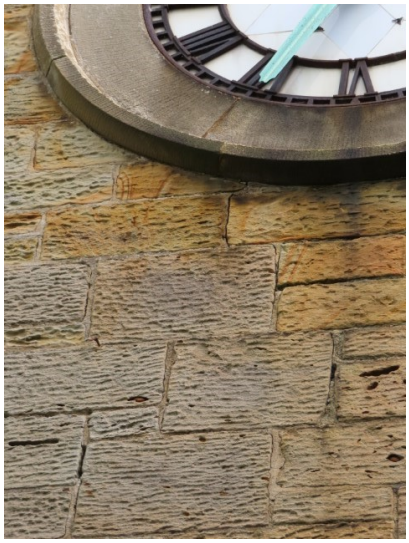
Mortar to edge of lead panels is failing in places



Weathered stone and failing mortar to the West elevation of the Nave (above and below)

Deteriorating mortar to Western verge

Open joints to Bellcote



Open joints below western clock face

Close proximity of the trees to the Western end of the Church touching the walls/roof in places

General view of the main roof

Cracked Nave ridge tile

Failed and missing mastic above new Tower roof flashings with vegetation growth to the parapet (top right)

Failed and missing mastic above new Tower roof flashings

Cracked mortar around Nave cross which appears to be poorly secured

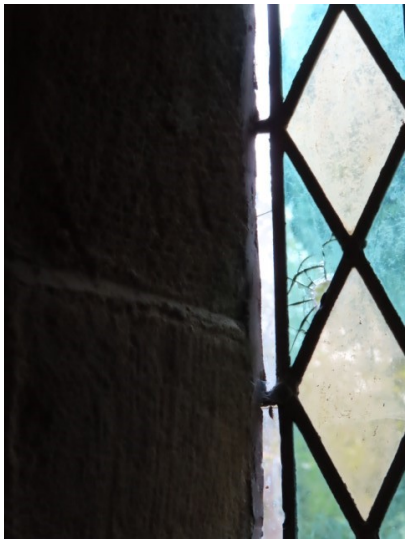
Slipped and damaged slates to the Southern roof slopes

Moss growth and cracked mortar to bedding of ridge

Damaged section of roof to boiler room lean to

Rusting downpipe

Debris filling Southern gully



Damage to South Choir Vestry windows

Damage to South Choir Vestry window

Rusting vent to East Vestry window

Cracked and missing glass to main internal doors of tower

General view of the Nave looking West

General view of the Nave looking East

General view of the Chancel looking East

Rusting headstock and beams supporting the bells

Cracked glazing and daylight visible to clock faces

Stonework to Vestry

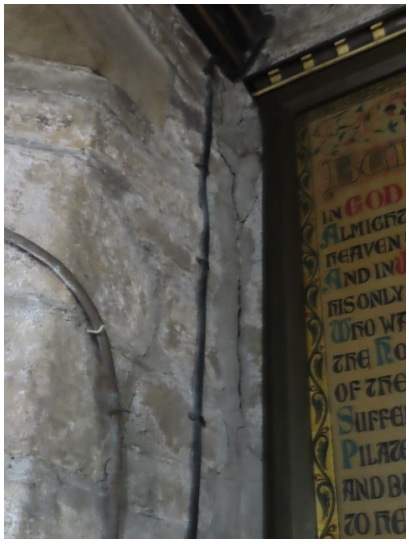
Threshold to vestry (accessible entrance)

Cracking of mortar around door to organ chamber

Organ frontal pulling away from the wall

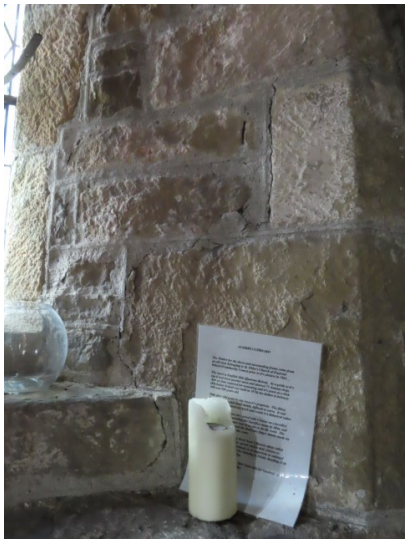
Cracking around nave window

Fill behind pew edging is failing



Cracking to NW corner of the Chancel

Failure to edge of altar dais



Cracking and hard mortar repairs to various Chancel Windows

Cracking and hard mortar repairs to various Chancel Windows (above and below left)

Rusty flue to boiler

Rotten timber to Lych gate and cracking to stone plinth

Failing mortar to Lych gate verge

Bowing wall to the South of the Church

Ivy growth, loss of pointing and bowing around trees to boundary walls

Ivy growth and cracking to the boundary wall

Propped fence post to Eastern side of the churchyard

Cracked and raised path to main Garden of Remembrance bench. The Garden is generally rather overgrown

Failing paint to railing to main path

Temporary props to graves need attention