

**Diocese of Durham**

**St Paul's  
HASWELL**

**CH48**

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**Incumbent – Revd A Brooker**

**Inspection of Churches Measure 1955**

**ARCHITECT'S REPORT July 2017**

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## **1.0 PREMISES IDENTIFICATION**

**Church:** St Paul's, Haswell  
**Deanery:** Easington  
**Diocese:** Durham  
**Date of Inspection:** External Areas – 14 June 2017  
Internal Areas – 21 June 2017  
**Weather:** Both days - Warm and sunny with slight breeze

## **2.0 PARTICULARS OF SITE (Location, adjacent buildings etc.)**

The church lies near the centre of this somewhat straggly village, adjacent to one of the main village streets. There is housing opposite, behind the church and to the east, and an open area to the west. The church hall used to lie immediately adjacent but detached from the church, to the east, but this was demolished in 1995 and the site grassed over. The churchyard is enclosed to the street by a brick wall, but is open to the land to the west, where a previous building has been demolished. A long standing proposal to provide a new brick boundary wall was hoped to be realised as part of a Community Millennium Project, but this did not materialise. There is now a possibility that the site outside of the west boundary will be redeveloped for housing which will require some form of boundary enclosure. The site of the former church hall has been enclosed with a close boarded fence on the south side and a post and rail fence on the east and north sides, supplemented by beech hedge planting.

The village war memorial is located at the North-west corner of the church yard.

## **3.0 PARTICULARS OF PREMISES (General Construction, layout etc.)**

The church building consists of a nave and chancel, with a projecting organ chamber on the south side and an entrance porch, north aisle and large vestry on the north side of the chancel. It is constructed of common red brick throughout, with some sandstone dressings and sandstone columns to the arcade. The roofs are pitched and slate covered throughout.

## **4.0 REPAIR WORKS OR NEW WORKS SINCE LAST INSPECTION**

### **2012**

**September** – Installation of new concrete path from N.E. entrance gate.

**October** – Repairs to roof (slating and copings) and belfry. PRS Roofing, Easington  
- £1,800.00

### **2013**

**March** – Steel mesh window guards removed cleaned, re-galvanised and re-fixed  
Redundant window of boiler house covered with steel plate.  
Repairs to vestry access steps and handrail. G. Fewster £780.00

**April** – Central Heating Boiler serviced – Richardson’s Heating and Plumbing  
£144.00

**2014**

**September** – Extensive clearing and pruning of vegetation from around the  
Building. – Paul Levitt.

**2015**

**April** – Repairs to organ. John Ollett - £120.00

**September** – Repair and cleaning of Rainwater goods and lead flashings –  
Michael Wood and Son - £240.00

**December** – new notice board and Welcome sign erected on north side of  
Building – Screentech, Darlington - £720.00

**2016**

**April** – Bell operation corrected (following misuse by visiting ‘campanolist’)  
And report provided on the condition of the belfry – Taylor Hastwell  
Steeplejacks - £540.00.

**June** – Light fittings and lamps replaced in Choir and Chancel – Scullion  
Electrical £71.04.

**November** – Drainage material installed in trench against north wall, externally.

**December** – Internal walls to toilet made good and toilet refurbished and  
Altered to provide more space for wheelchair users etc.

**2017**

**February** – Field drainage work adjacent to north wall completed.

## **5.0 SUMMARY OF GENERAL CONDITION OF BUILDINGS**

The buildings are generally in reasonable condition considering the modest standard of the original construction and the Parish are to be congratulated on keeping on top of the essential maintenance work on a limited budget. The roofs are generally sound but the external brickwork still requires further work. A number of localised movement cracks or joints which had been noted previously do not appear to have worsened in the last 15 years.

The new gas-fired central heating installation has, as hoped, considerably improved the comfort of the building and well-being of the internal fabric, which is continuing to look good.

## **6.0 DETAILED CONDITION OF BUILDINGS**

### **EXTERNAL FABRIC**

#### **6.1 General Structure**

The majority of the walls are load bearing and support a trussed timber framed roof. The structure appears to be reasonably sound except for some localised settlement of the outer buttress of the north-west corner of the entrance porch, rotation of the north-east corner to the vestry, with a slight outward bowing from the top of the wall on the south side of the nave, and chancel. This latter movement is in part restrained by the central buttress to the nave and by the organ chamber to the chancel. There is also an old vertical settlement crack to the centre of the west gable of the north aisle and a slight movement crack above and below the east window.

None of these movement cracks appear to have worsened since the last inspection.

#### **6.2 External Wall Surfaces**

The external walls are constructed of common red brick throughout. The brickwork has been extensively patch re-pointed in the past, particularly to the lower levels, often with a cement rich mortar which can worsen the condition because of its relatively hard nature.

There was also repair to higher levels, to the nave, chancel and east gable, prior to the inspection before last, but areas of lean pointing remain as listed below.

##### **6.2.1 North Elevations**

There has been some previous re-pointing up to the mid string-course height (approximately 1.5m), but the jointing is now failing or has become lean in a number of places. The pointing above this height is slightly eroded in places particularly to the left of the porch and above the porch doorway. The area around the downpipe to the right of the vestry door and the lower panel immediately to the right of this has some open joints.

There are very open joints to the lower left-hand corner of the vestry.

There are salts to the east most panel below the window and around the right centre buttress, although this appears not to have worsened since the last inspection and may now be drying out following the recently installed field drainage trench.

The chimney stack pointing is generally lean particularly to the east and north sides and lower north-west corner and is missing or very lean at the top.

## 6.2.2 South Elevations

This elevation is in slightly better condition than the north and west elevations. There has been some patch pointing at lower levels, and replacement of individual eroded bricks and areas of lean pointing, particularly below the mid string-course near to the west end and on the buttresses. The central buttress is of more recent construction and has a composite concrete capping and cement rendered plinth. The joints are lean to the top and east sides.

There are some isolated open joints and eroded individual bricks in the area below the string course, particularly to the right-hand panel. There are eroded bricks and a few open joints at the lower level of the right-hand bay.

The organ chamber gable is generally sound except for an area of lean pointing to the right upper corner with some open joints to the left upper side.

The chancel wall is sound except for a number of eroded individual bricks on the panel below the black brick string course.

## 6.2.3 East Elevations

### **Organ Chamber**

Some lean brickwork at lower levels below stone plinth course with slight surface salting at low level, otherwise this elevation is generally sound.

### **Chancel Gable**

This was re-pointed prior to 1997 and is generally sound except for the slight movement cracks above and below the east window and an area of lean joints to the left if the down pipe below the dark brick string course. There is also a large area of surface salts extending to the full width of the east gable, from approximately 1m to 2m above ground level.

### **East Gable**

There was re-pointing prior to 2007 and the area is generally good. There is salt efflorescence for about 1.5m above the plinth course. Some of the joints to the stone tracery of the east window are open and the central stone has moved out slightly but this has not worsened since the last inspection.

### **Vestry Gable**

The brickwork was repaired prior to 2007. There is a minor movement crack from the position of the hopper head to the centre of the corner buttress but does not appear to have worsened since the last inspection. There are a number of face damaged bricks and open joints to the right-hand side and the corner buttress. The brickwork for the boiler chimney has been repaired previously, but the brickwork is slightly lean to the north-east corner.

#### 6.2.4 West Elevations

New brick has been introduced to lower levels (approximately 1.5m). Above these areas, particularly to the gable of the north aisle, a number of bricks are eroded with some cracked joints particularly to the outer left corner. The joints to the stone coping have been re-pointed. Pointing to the upper part of the west gable near to the verges has also been repaired.

There is an area of lean pointing below the black brick string course to the left of the central panel and to the lower left corner of the gable peak.

There are areas of lean or open joints to all faces of both buttresses, particularly to the lower levels and also to the west side of the south corner buttress.

### 6.3 Roof Coverings

The roofs are mostly covered in small green Westmorland slate with the north aisle in Welsh Blue. Generally they are sound except as listed below.

The ridge of roll-top or lapped red terracotta is complete and appears generally to be well bedded except for some slight spalling to the chancel section.

#### 6.3.1 North Elevation

##### Nave

There is a depressed section at about the centre point which appears to relate to historic movement or settlement of the under-lying roof structure.

There is one missing and three broken slates with one close to the eaves twisted, possibly due to a broken fixing nail.

##### Chancel

Generally sound.

##### Vestry

The plane of this roof is distorted but the slating appears complete, with a few twisted slates. A few lead cover flashings appear to have been removed at the lower end, above the vestry door.

##### North Aisle & North Porch

There are disturbed sections of slates on the lean-to roof above the apex of the porch roof and at the bottom of the east valley gutter, with 3 broken slates (2 close to the nave abutment at the east end and 1 at the west end) and 1 on the west side of the porch.

The mortar bedding to the porch appears to have shrunk or else the ridge tiles have moved.

### 6.3.2 South Elevation

#### **Nave**

There are two stained areas which would appear to relate to original roof ventilators now removed, and under the belfry, but otherwise this section is sound except for one broken slate at ridge level, close to the centre of the roof.

#### **Chancel**

Generally sound except for two broken slates at ridge level and one slipped slate at eaves level.

#### **Organ Chamber**

The slate covering appears to be complete.

The lower section of the lead covering flashing has been stolen and the remaining section disturbed and the stepped flashings have been disturbed to the chancel abutment wall.

### 6.4 Rainwater Disposal System

This consists of cast iron rainwater goods with deep half round gutters and round downpipes, which were renewed or repaired prior to 2002. They are generally in good condition except for a possible blockage to the downpipe to the left of the entrance porch.

There is some vegetation in the west gutter to the organ chamber and the north nave and chancel gutters. The grating to the gully to the left of the porch is missing

### 6.5 External Windows & Doors

Windows are diamond pane leaded or stained glass throughout. There are galvanised or copper wire grills or polycarbonate overglazing to all windows. The galvanised guards were beginning to rust prior to the last inspection and have been systematically removed, repaired and replaced.

There are external doors to the organ chamber and organ blower, the latter of which has been renewed. The vestry door is untreated oak. The north door is stained oak, which has been reset in a new frame in the outer porch archway as part of the 1994 refurbishment scheme. All are sound.

Metal security grill gates have been fitted over the boiler room and organ chamber doors.

The window to the organ chamber is overboarded with painted hardboard which has become partially detached.

## **6.6 External Metalwork, Woodwork & Paintwork**

The rainwater goods are painted and are in a reasonably good condition except to the west gable and south side of the chancel where rust spots are developing on the down pipes. The exposed timber cladding of the belfry is worn or peeling in places.

The metal window guards to the north side are slightly rusty.

## **6.7 Tower, Spire, Bells & Frames**

(Date Bell(s) last serviced: April 2016 )

There is a single swung bell in an open slated timber belfry above the west gable. This was repaired in 2012 shortly after the last inspection.

The structure was inspected by a firm of steeplejacks in 2016, and they have identified and recommended that the bell mountings are comprehensively overhauled, repaired and repainted, together with the preservative treatment to all exposed woodwork.

Temporary repair patches to the corners of the lead caps are lifting on the south side. Water ingress occurs occasionally, presumably through the bell rope opening, depending on the wind direction.

The exposed timber boarding, particularly to the soffit and the structural frame, requires decoration, together with the metal corner brackets and ferrous parts of the bell installation. (See Taylor Hastwell Steeplejacks report April 2016)

## **INTERNAL FABRIC**

### **6.8 Roof Structure**

The nave is supported on four tied trusses with purlins and intermediate plain trusses.

The chancel roof consists of a close centred scissors type truss structure. The aisle is supported on a 'lean-to' half truss with purlins. All the roof structure appears to be sound, but inspection of individual timbers was not carried out.

#### **6.8.1 Internal Partitions**

These are of exposed brick except where covered with timber or oak panelling. The new partition to the north aisle is timber framed with double plasterboard and mineral wood insulation. These are all sound except for the staining of the new partitioning adjacent to one stone column level with the tide-mark caused by rising dampness in that particular location. This does not appear to have worsened since the last inspection.



### 6.8.2 **Internal Ceilings**

To the church these are formed by the underside of the roof sarking, which appears sound except for some minor salt staining in areas of previous roof leaks. This does not appear to have worsened since the last inspection.

The ceiling and walls to the vestry are of painted T & G 'V' timber boarding or plasterboard, which all appears sound.

### 6.8.3 **Internal Walls**

These are flat painted brick or plaster which are in good condition following a comprehensive scheme of replastering and redecoration carried out in 2011, except for salting at low level in the north-west corner of the nave and along the north wall of the meeting room. Perished plaster at the lower level of the external walls to the toilet has been removed and replaced with timber boarding to approximately 1m. The wall plaster is perished under the sink level within the adjacent utility room. The stone base of the arcade column to the left of the west entrance is badly eroded as is the lower stonework on the left side of the internal doorway between the meeting room and the vestry. The walls of the vestry are lined with painted timber boarding which appears to be sound.

### 6.8.4 **Floors & Balconies**

#### **Chancel**

Mosaic with pink or white marble steps to sanctuary good except for a crack at the extreme right end of the sanctuary step. Black Frosterley marble to the altar and chancel steps, the latter which is broken and loose particularly to the riser. Timber platforms to choir stalls appear sound.

#### **Church & Aisle**

Walkways mosaic and terrazzo with level timber sections to pews generally sound except for a small section within the front right-hand pew which has been cut to provide floor void access, which is loose.

There is an old settlement crack to the terrazzo panel on the line of the free-standing lectern and across the centre of the mosaic chancel walkway.

The meeting room in the aisle is carpeted over the original suspended timber flooring and appears sound. The original stone step from the meeting room to the vestry has been patch repaired previously and this is now badly broken up.

The floor to the vestry appears to be suspended timber construction. This is carpeted and was not inspected. Generally the floors appear to be sound

## **6.8.5 Internal Doors**

### **Vestry**

Oak, sound

### **North Aisle & Porch**

Varnished softwood, generally in sound condition

## **6.9 Internal Decoration**

Generally this is matt emulsion to internal brickwork and plaster in good condition at present except for damage to plaster and paint finishes on the north wall of the meeting room and in the NW corner of the nave, at the lower level caused by rising or penetrating damp.

## **6.10 Glazing & Ventilation**

Obscure diamond leaded lights or stained glass, in good condition. There are no opening lights.

Original roof ventilators have been removed, presumably because they were not required, and the building appears to be adequately ventilated.

## **6.11 Fixtures & Fittings**

### **6.11.1 Furniture & Fittings**

The chancel screen, choir stalls, altar and reredos are constructed in oak and are in good order. The pews are of deal and were repainted prior to the last inspection and are in good condition.

### **6.12.2 Organ and/or other musical instruments**

There is a small 2 manual pipe instrument with 13 playing stops.

The instrument is tuned and serviced by J. Ollett, Thornley, Durham. Last tuned in May 2016 and reported to be in good playing order.

The electric blower is located in an external chamber and was replaced in January 2003.

The pipe-work is located in a timber lined chamber which is accessed from the outside, and which appears dry.

There is also an upright piano by Bremar located at the west end of the nave.

### **6.13 Monuments and/or peculiar features**

There is a marble monument and three brass plates which together with the west window, form a war memorial, on the west wall, with a memorial erected in 1986 to commemorate the Haswell Pit explosion of 1844, on the south wall of the nave.

The Rood Screen, Choir Stalls and Chancel floors were a memorial to an Ann Isabel Ramshaw 1913.

## **SERVICES**

### **6.14 Heating System**

(Date of last service: April 2013)

A new gas-fired small pipe system was installed in 2007 (commissioned in 2008) by Dunphy Ecclesiastical which has two zones and a computerised control and monitoring system. This is reported as being in good working order.

The original boiler house, which is under the vestry is no longer used but the previous oil-fired boiler remains. (the oil storage tank has however been removed)

### **6.15 Electrical System**

(Date of last service: 27<sup>th</sup> September 2011)

This consists of a 2 phase 60 amp rated 240 volt supply. The installation is protected by a residual current operated circuit breaker, which is functioning. Distribution wiring is a mixture of PVC/PVC and MICC cable, most of which is run on the surface with miniature circuit breakers. Much of the installation was renewed in 1994 as part of the internal refurbishment and was found to be in a good condition at the time of the most recent inspection.

The lighting to the church is connected to pre-programmed 'scene' change facility.

There is also a limited emergency lighting scheme covering the main exit.

The portable electrical appliances were last tested in March 2012.

### **6.16 Lightning Conductor**

(Date of last test: August 2008)

This consists of a single flat copper strap which is attached to the belfry and therefore is not to the current British Standard which requires a minimum of two down tapes.

At the time of the inspection the single down tape was broken at about 3m (10') above ground level. The top of the down tape also does not appear to be connected to the finial.

### **6.17 Fire Precautions**

(Date of last test of extinguishers: November 2016)

6 litre foam extinguishers are sited in the entrance lobby, boiler room and vestry, and 1 CO<sub>2</sub> by the organ.

### **6.18 Sanitary Facilities**

There is a single toilet large enough for use by the disabled, although there are no support rails. There is a utility flower room and a sink within the vestry servery area.

### **6.19 Disabled Persons Facilities**

There is an induction loop as part of the sound reinforcement installation.

The internal lighting levels appear to be adequate.

There is a ramped access to the main entrance and the Parish are considering the provision of a removable ramp for use at the single step to the vestry and chancel.

The single toilet does not comply with current requirements in that it lacks grab and support rails.

### **6.20 Security Situation**

The north porch is barred from the inside and there is an ERA security lock on the vestry door.

Security gates have been fitted to the boiler house and external organ chamber door.

### **6.22 External Areas**

These consist of a walled area, which includes a small garden to the north (street side), an open grassed area to the east, on the site of the former hall, and a grassed area to the west which connects with the grassed site of a demolished building and to the south where a wire and timber fence to adjacent housing is supplemented by dense planting. The village war memorial, in the form of a marble obelisk, stands to the west of the north porch. The entrance path at the east side and the surfaced area between the east wall and where the hall stood is uneven or broken up. It is proposed to introduce a new concrete path and remove the broken surfaces.

The brickwork of the north boundary wall has lean or open pointing in places, particularly on the inside face, and to the west most section and a section of concrete capping adjacent to the main entrance and a small section to the right of the east entrance, which replaced the special brick copings are breaking up.

There are painted metal gates at both north entrances with a section of metal railings in line with the village War Memorial. Both gates and the section of railings require redecoration.

There are a few deciduous trees at the west side of the churchyard which appear to be healthy and not in need of attention at the present time.

## **6.22 Areas not Inspected**

(This may not be an exhaustive list)

- (i) Organ chamber and organ pipework
- (ii) Underfloor voids, noting that the external air-bricks are clear
- (iii) Internal roof eaves and roof timber at close quarters.

## **7.0 RECOMMENDATIONS**

### **7.1 ITEMS REQUIRING ATTENTION IMMEDIATELY**

#### **Lightning Conductor**

Repair/replace broken down tape and check top of tape is connected to finial. Installation to be tested following repair.

#### **Rainwater Goods**

Clear eaves gutters to organ chamber, north nave and chancel.

Replace missing grating to gully to left of entrance porch.

#### **Portable Electrical Equipment.**

Arrange for the testing of all portable electrical equipment (This should be done annually)

### **7.2 ITEMS TO BE ATTENDED TO WITHIN THE NEXT 12 – 24 MONTHS**

#### **Bell and Frame**

Comprehensive overhaul of existing bell mountings and movements as recommended in 2016 steeplejack's report.

#### **Roof Coverings**

Replace or re-fix broken or slipped slates as listed in Section 6.3 and 6.7 (to belfry – including the repair of the leadwork).

Replace or re-fix missing or distorted lead flashings to organ chamber roof.

#### **External Paintwork**

Clean down and re-decorate rainwater goods on West gable and south side of chancel.

Re-decorate timber cladding to belfry, with repairs as recommended in Report by Taylor Hastwell Steeplejacks.

Re-decorate or rust proof rusting metal window guards to north aisle and metalwork to belfry and bell installation.

Re-decorate or rust proof both sets of north entrance gates and section of metal railings.

## **Internal Walls**

Make-good failed decoration to north wall of meeting room or introduce ventilated dado height dry-lining and to NW corner of Nave.

## **Internal Floors**

Refix or repair cracked and broken riser to chancel step.

Fill open movement joints to mosaic tiling adjacent to choir stalls

7.3

## **ITEMS TO BE ATTENDED TO WITHIN THE NEXT 5 YEARS**

### **External Wall Surface**

Re-point using a lime based mortar replacing individual eroded bricks where necessary the following areas: -

#### **North Elevations**

- (i) Area to left of entrance porch
- (ii) Low level areas to each side of entrance doorway.
- (iii) Area around downpipe to the right of vestry door and adjacent buttress.
- (iv) Below mid-string course to left-hand panel.
- (v) Extreme left-hand corner of the vestry gable.
- (vi) Base east wall and upper parts of redundant brick chimney.

#### **South Elevations**

- (i) Central buttress – top, west and east sides.
- (ii) Isolated open joints below string course, particularly to right-hand panel.
- (iii) Right upper corner of organ chamber gable.
- (iv) All faces of east corner buttress.
- (v) Panel below black string course to chancel.

#### **East Elevations**

- (i) Small area to left of down pipe, under black string course.
- (ii) Carefully cut out and repoint, using a lime based mortar open joints to stone tracery of east window.
- (iii) Lean joints to all faces of brick chimney (See Sections 6.2.1 and 3)
- (iv) Right-hand side of vestry gable and corner buttress.

#### **West Elevations**

- (i) Area below black brick stringcourse to left side of central panel.
- (ii) Lower left corner of west gable peak.
- (iii) Cut out and renew individual eroded bricks to north aisle gable and cut out and renew cracked movement joints.
- (iv) Open joints to all faces of both buttresses

### **External Boundary Walls**

Repoint lean areas to north boundary wall and repair/replace defective concrete capping adjacent to east entrance.

7.4

## **ITEMS WHICH ARE DESIRABLE BUT NOT ESSENTIAL**

### **External Areas**

Provide a boundary fence or low rail to the west side of church yard to define the church site and help control access. (Note: This work may not be required if the adjacent land is redeveloped for housing).

### **External Walling**

Consider removing or lowering now redundant boiler chimney, to avoid need for on-going maintenance.

### **Lightning Conductor**

Upgrade existing installation to BS6651 with an additional downtape. (PLEASE CHECK with the building insurers if this upgrade is required to satisfy their insurance requirements)

7.5

## **ITEMS FOR FURTHER INVESTIGATION OR CONSIDERATION**

### **Brick Chimney**

Investigate AS SOON AS POSSIBLE the security of brickwork at the top of the chimney and repair or make safe (NOTE : this investigation could be carried out by steeplejacks, perhaps when the repair works are being carried out to the belfry – if this work is to be done this year) see also note above regarding possible removal of the chimney.

### **Toilet**

Consider fixing additional support rails.



## **8.0 ESTIMATION OF COST OF REPAIRS AND OTHER WORKS**

### **Notes:**

To assist the Parish, the Diocese and potential funders, including English Heritage, the following approximation of costs are provided as a guide for budgeting purposes.

The costs are based on typical costs for the work described currently at the date of the report i.e. no allowance is made for any special arrangements which may be required or for the effect of inflation.

An allowance is made for Architects and any other relevant fees where these may be payable and for VAT.

Where work might be expected to be carried out by unskilled or voluntary labour, no allowance has been made except for materials.

### **8.1 Items requiring immediate attention**

£150.00

### **8.2 Items to be attended within the next 12 – 24 months**

£2,500.00 - £5,000.00

### **8.3 Items to be attended within the next 5 years**

£5,000.00 - £10,000.00

### **8.4 Items which are desirable**

£2,500.00 - £5,000.00

### **8.5 Items for Further Investigation or Consideration (which may require further work)**

£500.00 -£1,000.00