Diocese of Durham

St MARY HEWORTH

(104)

Care of Churches and Ecclesiastical Jurisdiction Measure 1991

QUINQUENNIAL REPORT

on the architect's inspection on

12 July 2022

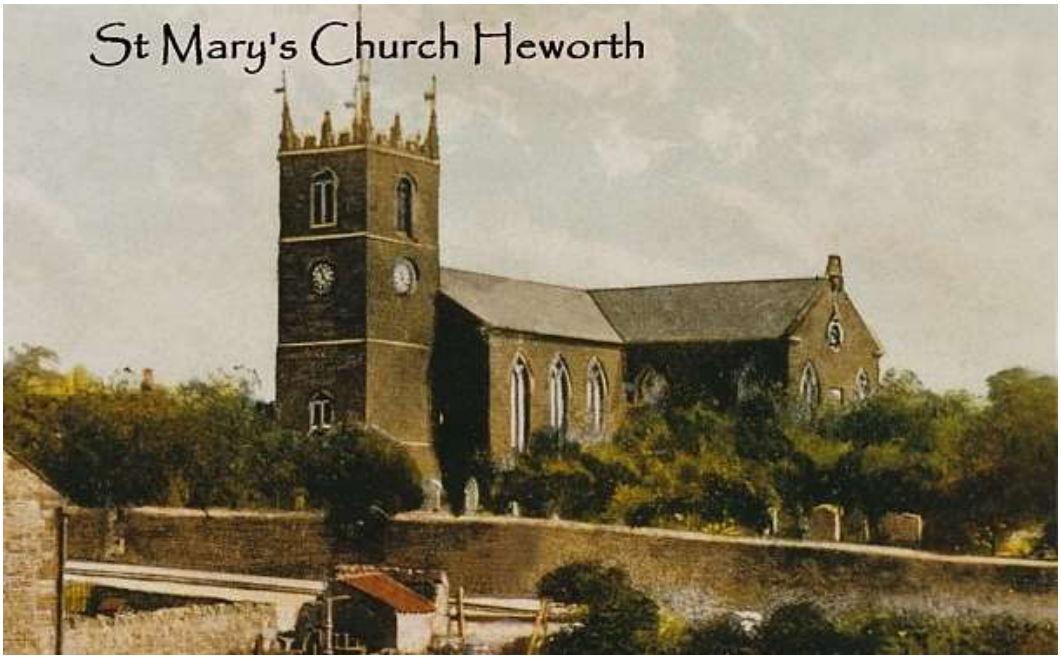
Sunderland Archdeaconry

Gateshead Deanery

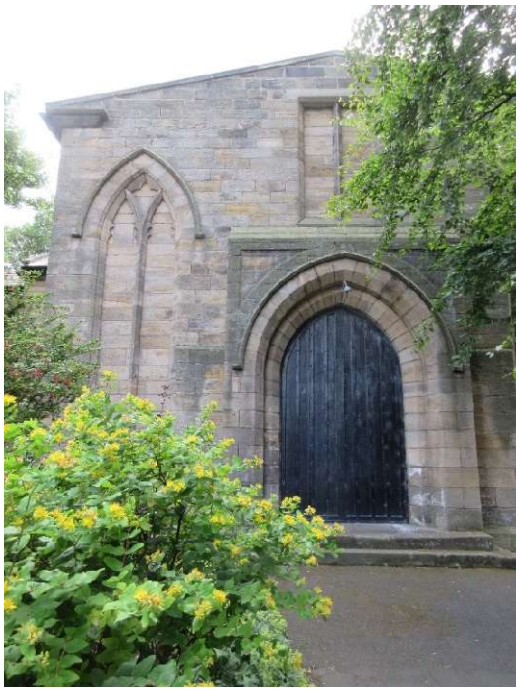
a grade II listed building
with nine separately listed monuments and tombs in the churchyard
not in a conservation area

Incumbent vacant

IAN NESS
ARCHITECT
26 GROSVENOR PLACE NEWCASTLE upon TYNE NE2 2RE
tel & fax
0191 281 2559



postcard before the roof altered to flat at Transepts with lower gables



PART ONE

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

2. The Tower and Transept roofs and the N door lobby were not accessible

3. The only material seen which appears to contain asbestos is the asbestos cement flue pipe. Such material is not hazardous unless broken or cut. However this report is an Assessment rather than a Management Survey under the Control of Asbestos at Work Regulations 2012. The PCC may wish to see the guidance on the Church Buildings Council ('ChurchCare') website. If a management or demolition survey is required and not previously done, a specialist surveyor should be approached.

Brief description

4. Built in 1822 by John Stokoe on the site of an earlier chapel. Plain unbuttressed walls and Tower of local sandstone. Nave, Choir and Transepts of equal width, all with tall two light windows with Y tracery. Narrower Sanctuary with three light window. Westmorland slate roofs except Transepts now flat and covered with Sarnafil pvc membrane.

5. W Tower with flat lead roof, battlements and robust stone pinnacles, formerly with weathervanes at each corner (see postcard picture). Belfry, clock stage, ringing chamber and entrance lobby.
In the S Transept Choir Vestry, lobby and stair to upper Vestry.

6. Extensive wooded churchyard closed to burials. Nine objects in the churchyard are separately listed.

7. Main changes since 1822 :
Removal of galleries and box pews
Change from flags to suspended floors with terrazzo footways
Pews, gothic choir stalls, pulpit, lectern and screen introduced (screen later moved to N Transept to separate a Chapel)
E window glass, reredos and matching arcading on N and S walls of Sanctuary installed 1867
Organ built in S Transept 1882
Clock installed in Tower 1883
Second font at W end
Lych gate built 1937 at N
Entire cruciform roof removed due to dry rot 1957 and rebuilt as a straight run of steel trusses over Nave and Choir with flat roofs on the Transepts whose gable heights reduced.
Nave ceiling changed from flat oak panels to higher plaster.
Six bells installed in new frame 1986 with new ringing room under the clock stage.
Nave altar and platform and carpeting added
Microphone, speakers and wiring added

Recent structural history

8. Main work 1995 – 2005
Five painted panels in reredos removed, restored and refixed
Lady Chapel in N Transept refitted with new furniture, loose chairs, lighting and corona, icon and carpet
Bell frame painted 1997
Flag pole removed, repairs to Tower roof flashings 1998
New Sarnafil roof coverings on Transepts 2002

2005 – 2010
General redecoration after fire in S Transept in 2005
New separate heating in S entry and Vestries, repair of subfloor heating pipe in N Transept 2008
NE side of Chancel gable upstand and flashings repaired 2008
New upper Vestry door and new safes after break in, intruder alarm with key pads at both entrances
Glass repairs after break-ins

2010 - 2016
Rewired to new junction boxes on the ceilings above the pendant lights whose own wiring was unchanged
Repair of listed bed tomb
Path N of Tower changed to slope and steps for level access
Tower lobby and entry to Nave opened out to make more welcoming and spacious
Trees removed

Since 2016
New S door after vandalism fire damage
Decorated 2018

Summary of structural condition

9. The building appears at rest. Most of the stonework and pointing is in excellent condition.

10. The ground floor Vestry is musty in dry summer weather, suggesting some rising damp (perhaps in the flag floor) and a need for better ventilation.

PART TWO

DETAILED DESCRIPTION OF THE EXTERIOR

Roofs

11. The original timber structure, removed due to dry rot, had slated Transepts the same height as the Nave with valleys discharging into long lead lined gutters cut into the tops of the stone cornices. Such a gutter design meant lead lap joints without drips, so leakage and rot. The present roof has slate carried more safely over the cornices and into bracketed gutters. In addition the roof was simplified into a straight run of slate over the Nave without valleys. The Transepts were reformed as flat concrete roofs. The unsupported stone gables were lowered with stone watertables at lower pitch.

12. The Nave and Sanctuary are covered in grey-green westmorland slate, probably the better originals salvaged. Roofing felt visible inside. The slate is at the original pitches with clay ridges and lead abutment flashings in good order.

13. The **Sanctuary** is unaltered slate. Lead soakers and flashings under the E copings. Two ridge tiles are breaking down. The S slope is sound. The N slope hard to see due to trees but seems in good order.


S and W end of Nave

14. The **Nave and Choir** slates are good except at S one is slipped over the Transept.

15. The flat **Transept** roofs are slightly higher than the Nave eaves. Dark grey Sarnafil drips and upstands inside and over the gables are just visible from ground level, with neat metal trims at the gable copings. Remainder is light grey Sarnafil well lapped under the slates. The SW corner is pierced by a boiler balanced flue. Parts visible from inside the Tower appear sound.

16. No access to the Tower roof this time so information from the *2016 Report* is repeated with some further information:

*17. The **Tower** roof is aged lead in four overlarge pieces with wood roll joints and a lead box gutter at E. Bays 4.4m long, 0.95m wide which is well over the recommended maximum.*
Since the first report in 1959 the lead has been described as needing repair. Lead burned repairs appear sound. Another NW of the hatch appears to be an asphalt patch with silicon rubber around the edges, part loose but apparently sound. The cover flashings are sound.

18. The lead lined box gutter has a lead burned bottom outlet at the N end. It is one excessively long piece but appears sound.

19. A nest in use next to the flue terminal behind the parapet SE corner.

20. The hatch upstand near the middle causes a pond and prevents free movement of the lead as it expands and contracts with temperature. Free movement is needed for long life. A cracked hatch corner has been patched with silicon rubber which seems to have stopped a former leak.

21. No flagpole since the removal of a pole said to have stood in a block of concrete. The layout of roof timbers and their closeness to the bells do not lend themselves to hold a central flag pole. Flag setting would be difficult because of the need to climb on the bellframe to open the hatch.

22. Both for free movement of lead and for flag setting if a flag pole is ever installed there is a case to remake the whole lead roof with a different hatch position.

Rainwater System, Drainage

23. The Tower gutter discharges to an internal plastic hopper and downpipe passing through a louvre onto the Nave roof.

24. All other roofs have large cast iron gutters on modern fascias and 4” round cast iron pipes and shoes discharging into concrete dishes and ground channels, leading onto the surrounding paths and ground. High level hoppers are prone to be blocked by leaves unless regularly cleaned with the gutters.

25. After refurbishment since the last inspection the gutters and pipes are well painted black except a little rust at some pipe backs.

26. The ground channels are mostly clear. At the corner of the S Sanctuary and E Choir the dish broken through, soaking the ground under the wall and now growing a seedling. Reliable concrete repair would be difficult so the dish and ground gutter should be removed and recast as a whole to clear water away from the building.

para 26

para 29

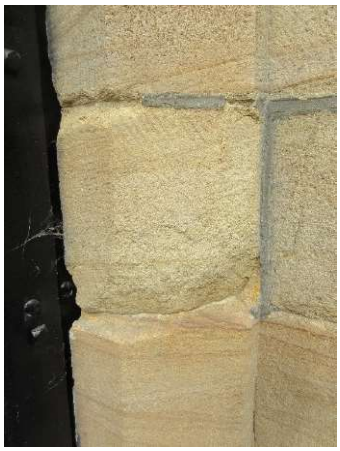
Walls, Buttresses

27. Sandstone ashlar and lime mortar pointing in generally very good condition. Sandblasted clean in 1973. Some loosening of darker repointing over a number of window arches, suggesting past slight movement over the tall openings. So well protected by the eave that they can be left.

28. A few open joints at top of the **E gable** and the E side of the **N gable**.
Minor open joints at the plinth of the N gable and at the **N Sanctuary** plinth.

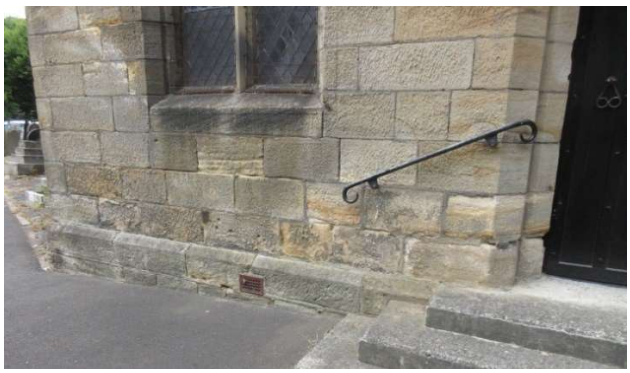
29. Two courses above the plinth at the internal corner **S of the Sanctuary** are decayed, probably due to rising damp from the broken dish at the ground gutter (para 26). The wall should be kept dry by repair of the gutter.

para 30



para 45

30. Near the **S Transept** gable peak open joints and some decay in the top of the roundel have not worsened now the coping is covered.
At the gable bottom some stones decay in three courses including behind hard dark pointing which promotes decay in the stones and would be better removed.



para 30

31. On the W face of the S Transept minor decay in four stones in two courses above the plinth.
At **S Nave** same in three stones. No apparent change.

Tower, Bells, Frame, Clock

32. At the Tower N side upper stage including the belfry opening there are open joints and a decaying stone. At the W side three stones have slight face decay probably due to over hard pointing. S side fair.

33. No access to the Tower roof this time so observations and photos of the parapets and pinnacles in the *2016 Report* are repeated:

34. The Tower parapets and pinnacle stones and weathered pointing are sound despite minor open holes. Inscriptions behind two stones. Traces of fixings on the stone finials for former weathervanes now missing.






35. The corner pinnacles and merlons are modern. The mid W pinnacle and the mid S pinnacle and its base have old splits but are stable.

36. Internally damp masonry each side of the brick flue in the SE corner of all stages including damaged painted plaster in the Ringing Chamber and on the Nave W wall suggests a past or present leak. The 2016 photo of the parapet SE corner shows
    - the parapet masonry was green, not seen in earlier photos, suggesting the terminal emitted a lot of vapour when working. Unlikely sufficient to dampen the masonry all down the Tower
    - parts of the parapet top and inside joints close to the terminal were open
    - the parapet/pinnacle joints, inaccessible behind the terminal, appear open
    - mortar flaunching around the asbestos cement flue pot was cracked and may not be well sealed to the parapets
    - the roof gutter end was filled by an active nest. There may now be further build up of nest material, blocking roof drainage.

37. Further sign of damp masonry in the Tower SE corner is a patch of slight high level plaster and paint damage at the W end of the Nave S of centre, corresponding to high level in the Ringing Chamber SE corner.

Tower roof structure

para 36 - Bell stage

para 36 - Bell stage

para 36 Ringing Chamber SE corner

para 37 Nave W wall

38. The flue is now redundant. If fully removed above roof level the lead gutter and flashings could be extended into the corner and all inaccessible joints pointed.

39. Lesser damp masonry in the NE corner at Clock stage, under the roof gutter outlet, is little changed.

40. Six bells cast by J. Warner & Sons of London 1880 brought from St Peter's Jarrow were installed 1986 on painted cast iron head stocks and cast iron side frames on galvanised steel grillage, all designed by Eayre and Smith of Derbyshire. Two bells swing N – S, four lighter E – W. Rung occasionally.

41. Four double timber bell louvres all seem sound, covered with chicken wire inside. Bell floor lead covered.


NE corner of Clock Stage


Floor over Clock Stage

42. At Clock Stage the middle of the E wall plate and one joist end under the bell floor are worm holed. May be associated with earlier damp (stained timber now dry) perhaps from the time of the rot outbreak in the Tower.

43. Clock by Wm Potts of Leeds 1883 in timber case with glass doors, electrified and maintained by Cumbria Clock Co. At three sides painted cast iron dials, gilding mostly lost, with opal glass except S face opal polycarbonate fixed across the inside. Each lit by single spot.

44. Ringing stage has ply ceiling under the modern timber floor of the Clock Stage. Walls painted plaster, sound except a hollow part with a vertical crack near the rounded SW corner.
Water damage of plaster and paint at SE corner around the plastered brick flue increased since last inspection. Carpeted. Infrared wall heater.

Window and Door Openings

45. At N Transept door jambs surface decay above step, 5 stones at left, 1 at right.
At S Transept door jambs deeper decay in 6 stones above step and one higher at E jamb.

46. Window and blind openings in good condition except at Nave NE window some cusp decay each side of the mullion.
Part or whole of the outer faces of five window mullions are in renewed sandstone.

External Iron and Wood

47. The Tower and new S doors and painted iron handrails are in good condition.
The N Transept door is disused and inaccessible inside.

DETAILED DESCRIPTION OF THE INTERIOR

Roof timbers

48. At Nave seven steel angle trusses with faceted bottom chords, all accessible by walkway from the tower. Steel and timber purlins, rafters and plain roof boards. The narrower Sanctuary roof is simple rafters on steel purlins on the stone walls. Ventilation by airbrick behind open cross in the E gable. All appears sound.

49. Deep steel beams over the Transept crossings carry the Nave trusses and the Transept roofs which are close butted interlocking precast concrete beams with screed covering for fall.

Ceilings

50. In the Nave faceted painted plaster with cover laths in rectangular pattern. No cornice. Sound.

51. In Sanctuary and Transepts including the upper Vestry similar plaster but flat with cased Transept beams.

52. 100mm fibreglass insulation over Nave and Sanctuary, could be increased to say 250mm.
At the Transepts there appears to be no insulation under the Sarnafil and not known whether the suspended ceilings are insulated. The upper Vestry ceiling has covered holes for former corner and central grills.

Chancel Arch

53. The stone arch is sound.

Partitions, Doors, Panelling, Screens

54. Plastered stud screens have been added in the N Transept to make an office and cleaner's space each side of an earlier higher crested plastered masonry lobby inside the N Transept door. The lobby inner door is blocked by the fitted carpet so the lobby and inside of the outer door are inaccessible.

55. A pair of doors facing the Tower entry have been removed.
The inner now a pair of glazed engineered oak doors, rebated and draught stripped, good.

56. At the Vestries round headed doors
- lower door knobs are loose
- upper door steel faced flush, good.

57. Screen by Ralph Hedley, now at Transept, open design with perpendicular tracery in good condition except the W end cresting return is displaced.

Plaster, Decoration

58. After general redecoration in 2018 wall plaster in good condition and well painted. Minor exceptions are:
The painted wall plaster over the S stair is part hollow but intact
Nave W wall just S of the doors at high level a patch about $1m^2$ is damaged by damp (paras 36, 37)
Two very faint water marks down the Nave side of the Nave E end wall (over and each side of the Sanctuary arch) suggest occasional leaks, perhaps in storms.

59. The slight raising of the Nave ceiling and the overpainting of former decoration at the cornice line and text over the Chancel arch (photos show painted out between 1922 and 1948) leave the Nave, especially the W wall, a little stark.

60. Five painted panels in the reredos have been cleaned and repaired. No present sign of previously reported damage to the paint on the reredos stone and on the render below by salts probably caused by rising damp.

61. At N Transept cleaner's space minor rising damp at bottom of the gable wall. Similar damp at bottom of the earlier door lobby. May be similar in office but hidden by backs of built-in cupboards.

Ventilation

62. None at upper Vestry. No controlled vents in Church but ample draughts.

63. Subfloor ventilation by wall grills at all sides.

Glazing, Protection

64. E triple light Crucifixion. Good except paint loss from flesh and some borders.

65. Five Victorian and Edwardian memorial stained glass windows.
At N Choir 'Plummer' 1870 is intact but slightly distorted by the weak lead pattern including roundels and triangles.

66. At S Transept W side by the font a matching pair of floral geometric pattern with roundels. Drewett 1870 and Revd Plummer 1877. Minor distortion and dirty.
The S Transept E window (hidden by organ) is clear diaper leaded, sound but the bottom is boarded over inside. Very dirty.

67. In N Transept E side the bottom of the Steel 1903 window was well repaired after malicious damage. Good except minor paint loss and slightly dirty.

68. The opposite W window in the Chapel is a particularly beautiful subtle colour Steel 1911 memorial, Eunice, Timothy and Dorcas, said to be by Ballantyne of Edinburgh. Slight dirt.

69. Both N windows in the N Transept sides have clear diapers with yellow borders and heavy internal ferramenta. Both dirty, especially the W where two broken pieces are covered by card inside.
The other N Transept windows sound clear diaper leaded with yellow borders, dirty.

para 69

70. The Nave and S Choir windows have plain rectangular leaded reamy white glass giving pleasing light. Leading might be of the 1950's. A small hole in one piece at bottom of mid S window. Some dirt.

71. Tower ground floor window similar, very dirty, one hole in border.

72. Glass at bottom of S stair rebuilt since 2000. Like the lower Vestry glass it is without margins, some dirt.

73. All glass protected by galvanised grills of different styles and ages, some rusting. The large mesh is not secure against determined attack at the low cills.
The bottom of the N Transept SE window mesh is backed by ventilated polycarbonate clipped to the stone.
The NW Transept mesh does not fit into the window opening. It is a rectangle open at the top and perhaps prone to collect leaves.

Floors, Rails, Stairs

74. Floor boards are now visible only at the pews and choir stalls as all other floors are carpeted, including the Nave platform which creaks in places. The walkways are said to be polished mosaic but hidden by fitted carpet in good condition. Not known if there is continuous cross ventilation through the centre walkway.

75. At Sanctuary carpet on solid floors with two steps. Mahogany communion rail on turned balusters with a sound mid gate.

76. At Tower entry carpeted screed. Part of the lobby floor is over a vault next to the boiler stair.

77. At lower Vestry carpet over flags. Carpeted timber floors with painted balustrades at stairs to upper Vestry and Ringing chamber, appear sound. The underside of the Tower stair is unplastered which aids ventilation though through ventilation to an outside grill is now blocked by a fitted fire board.

Monuments, Furnishings, Organ

78. Seven marble monuments in good condition, though one older than the church is chipped. Some dirt.

79. Good oak pews, choir stalls, two lecterns. Pulpit by Ralph Hedley with slightly incongruous modern heavy steps and handrail. The stout steps serve to steady the pulpit whose narrow pedestal sways a little.

80. A large paschal steel and two large oak candlesticks. Modern votive candle stand.

81. Three fonts. One plain stone pedestal in the S Transept, said to come from the previous church. One larger stone at SW with some carved decoration, 1898 by the architect W S Hicks.
One portable modern blue glass bowl in a timber stand with lid, slightly unstable.

82. Organ of 1882 by Harrison and Harrison, two manual, restored 1906 and 1959. Dove grey and gold pipes in a pine case grained as oak. Electric blower in lower vestry. Upper side panel removed to experiment with sound.

Heating

83. A simple circuit of two 4" cast iron pipes passing all round the Nave and Transepts with spurs to two column radiators by the N door and two at the Choir. The pipes drop into the solid floors at the doors and into the boiler room in the Tower basement. The system appears suitable to the heavy building, giving slow release of background heat. Cast iron pipes are prone to leak if stressed.

84. Since the last report a new balanced flue gas boiler in the small Tower basement, not connected to the lined brick flue and terminal at Tower roof level. Said to achieve 15 – 17° in winter. Protected from damage by sludge from the cast iron pipes by an effective filter in the pipework returning to the boiler, recommended to be cleaned each year and reported clear at the last service.
Copper pipes with pump and manifold connect to the cast iron tails in the boiler room.
No room thermostat. Controls are boiler thermostat and 7 day electronic timer.

85. The disused stainless steel liner remains in the brick flue up the Tower to a terminal behind a pinnacle.

86. The boiler space has been changed to a smaller space separated from the Tower entry lobby by a suspended floor and hatch with fire lined undersides.




87. A separate small system with large panel radiators in both Vestries, upper and lower Landings. A gas wall boiler in upper Vestry cupboard with balanced flue through the concrete flat roof, sealed to the Sarnafil roof membrane.

Electrical

88. No system test report since the last inspection. See Addendum.

89. Rewired since 2010 as far as the ceiling outlets to the pendant lights. Speaker wiring is loose laid on the Nave ceiling.

90. Scattered metal 13A sockets and later plastic sockets in the partitioned spaces in the N Transept.

91. The Nave and Choir are lit by chain pendant rings of 1957 each with four compact fluorescent of LED lamps in opal glass tubular shades. One lamp off by organ. Light at the pews is good but the lighting of the church itself is rather dull in combination with the dark red ceiling and blank W wall.

92. One cold white light flood each side of the Choir and Sanctuary again give dull light. No emphasis on the Nave altar or its platform or on the pulpit.

93. The Lady Chapel in the N Transept differs. Sophisticated lighting controlled by programmable dimmers can emphasise the altar or icon. A large diameter pendant corona of eight pendants and ten wall or track mounted spots. Three spots not working.

94. Fluorescent tubes at upper Vestry and Ringing chamber, batten holders in the Tower.
24 hour timer under the stair for the clock dial lights which are simple spots in batten holders, supply paid for by the local authority.

95. Four speakers at tops of Nave walls. Amplifier with four channels for different microphones including a radio mic. Bell push at Tower lobby.

Lightning Conductor

96. A single air rod on the Tower NE pinnacle with test clamp. Rusting pipe protection at low level. Appears in good physical condition. The last reported test 2003 said earth resistance satisfactory.
A new test would be prudent. See Addendum.
An extended system to meet the British Standard may not be justified or required by insurers.

Fire Precautions

97. Extinguishers serviced June 2022 :

Organ	2 kg CO_2 and fire blanket by door to S stairwell
Vestry landing	2 kg CO_2
Tower lobby	6 litre foam

Smoke detectors in Upper Vestry, Stair lobby, Tower lobby and Ringing Chamber to protect bell ringers.

In case of proposal to change note the insurer EIG advises dry powder extinguishers should be confined to boiler rooms and kitchens because discharge (including accidental and malicious) in church risks serious damage to organs and delicate surfaces because the powder is corrosive.

Water and Sanitary facilities

98. None except a bib tap under the stairs and a feed and expansion tank for the heating.

Access and use by people with disabilities

99. Level access to the Nave, Chapel and Choir Vestry by sloping path from the N to the Tower door, allowing communion by wheelchair users at the Nave altar.
Two concrete steps into church at S door where handrails help the infirm.

100. Access for the disabled to the upper Vestry used as a meeting room cannot practically be improved so the lower Choir vestry would need to be used for that purpose.

101. There is no wc for any user in church so arguably discrimination does not arise but the lack is a weakness for all comers, especially the disabled. See Addendum. Nearest WC is in the hall across the churchyard.

Security

102. At S and Tower doors good roller mortice deadlocks. The most vulnerable parts are the low windows where mesh can be forced and the glass broken. Fire lighting material should be locked away.

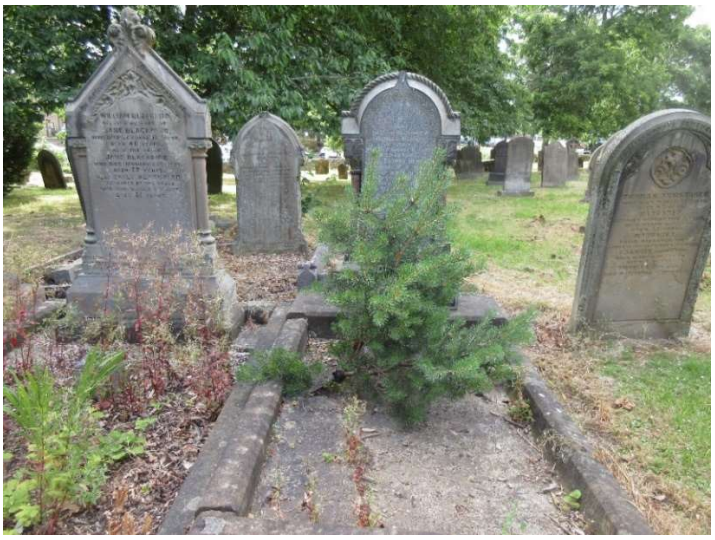
103. The upper Vestry has two large floor safes and the door has two mortice deadlocks, a bolt and steel facing. An open 1813 floor safe is used as a cupboard.

Churchyard, boundaries, signs, paths, trees

104. Very large closed churchyard adjoining a local authority cemetery to E. Maintained by Gateshead Council. Headstones and monuments of many styles, many of considerable age and mostly high quality. A few broken stones, some leaning or delaminating. Tarmac paths in fair condition.

105. The many mature trees are an important asset in the landscape. Some too close to the church, in graves or very aged have been removed recently, making the church more visible.

106. An ash tree still grows through a kerbed grave close to the path SW of the Lychgate. Unless removed it will cause more damage in time. Self seed saplings growing out of some graves should continue to be removed before they disrupt the graves further.



trees disrupting graves

107. Seven tombs or monuments and two groups of marker stones in the churchyard are separately listed. Among them the famous Haddon ‘bed’ tomb N of the church has been repaired but remans tilted. The rest are in fair condition except the Kell table tomb N of the Nave which has collapsed. The table top remains in one piece and the five legs may still be intact.

108. Among the separately listed monuments, the small 1812 Colliery disaster (a stone needle with inset bronze name plates) is mostly sound but the lower stone has a cement mortar skim which is part loose.

109. Stone wall boundaries on all sides except E are in generally good condition. Each side of the W gate and at the S end of the W wall there are decayed stones, lost pointing and plants in open joints.

110. Parts of the S wall have recent stone repairs and repointing in suitable lime mortar.

111. The S gates are rusting modern mild steel hinged on steel posts.
Fine old stone piers with an iron bar overthrow and holder for a former oil lamp. The stone is sound and the W cap and top two courses have been realigned and pointed since the last inspection.

112. The 1937 Lychgate tiled on oak and stone is in fair condition. Rusting steel gates are locked open. Aluminium guttering and brackets with one corner loose. A plastic downpipe at E side. The guttering could be removed as it is a maintenance burden and mainly stops drips onto users passing through.

113. Next to the Lychgate a good sign fixed to painted steel angles. Sound except paint failing.
A second out of use small sign case with hinged polycarbonate front.

114. A wooden sign by the W gate with three hinged polycarbonate doors mainly sound but some ply failure at the bottom of the back.

Archaeology

115. Consultation with the Diocesan Archaeological Advisor and the local authority Archaeologist indicates that the church and its site are of archaeological importance and they should be consulted if significant works are considered.

General comments

116. The parish is to be commended for its care and improvement of the building.
Some thought might next be given to raising the standard of lighting.

PART THREE

RECOMMENDATIONS in order of priority

For immediate action	
Repair slipped S Nave slate	14
Break out and recast rainwater dish and ground gutter S of Sanctuary	26, 29
Obtain electrical system test report	88 and Addendum
For completion within 18 months	
Clean glass	66 - 72
Repair plain glass	69 - 71
At Lychgate remove or derust and paint gates	112
Repair and repaint signs at N and W	113, 114
For completion within five years	
Remove whole flue terminal above roof level, clear nests, extend gutter, add flashings, point parapet	36 – 38, 44, 58, 85
Continue to remove self seeds in graves	106
Repair boundary walls at W	109
Desirable improvements	
Remove remaining hard dark pointing in bottom courses of S gable	30
Increase ceiling insulation on Nave and Sanctuary	52
Recommendations on Maintenance and Care	
Keep gutters, hoppers and ground channels clear of debris	23, 24, 26
Consider whether lighting improvements are practical	91 – 93, 116

ADDENDUM to the SURVEY REPORT
Required under the Care of Churches and Ecclesiastical Jurisdiction Measure 1991

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

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

MAINTENANCE Continual vigilance to guard against blockages in gutters and the rainwater system as a whole is needed. Every parish must find for itself a reliable procedure to ensure that gutters, ground gutters, gullies and drains are kept clean. It might be:
maintenance under contract by a local builder or handyman or
maintenance by church working party
Whatever system is adopted the problem remains to remember when to organise the work. Gutters and pipes should be checked at least twice a year. If the Log Book is used as a check list of action every year and kept as an up to date record this will itself act as a reminder.

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

ELECTRICAL The installation should be tested every five years and immediately if not done within the last five years by a competent electrical engineer, that is a certificate holder of the National Inspection Council of Electrical Installation Contracting (NICEIC) or a member of the Electrical Contractors Association (ECA) and a resistance and earth continuity test should be obtained on all circuits. **The test report should be kept with the Log Book**. The present report is based on a visual inspection of the main switchboard and certain random sections of the wiring without the use of instruments.
To check registration with NICEIC and ECA see www.electricalsafetyregister.com

LIGHTNING CONDUCTOR Any lightning conductor should be tested by a competent electrical engineer every five years (in addition to any recommendation in this report) in accordance with the British Standard Code of Practice. Records of the results and condition should be kept with the Log Book. Note that there is no general requirement for a Lightning Conductor.
The British Standard earth resistance is 10 ohms but the insurer EIG regards 15 Ohms as acceptable.
If a test is unsatisfactory the earthing can often be improved but an extended system to meet the BS may not be justified unless specifically required by insurers.

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

PEOPLE WITH DISABILITIES 'One of the striking characteristics of the Gospel narratives is Jesus' concern for people with disabilities but sadly the Church has, in the past, given little attention to their needs. The design of our buildings has often proved a barrier to those who attend church services' (Chairman of the Church Buildings Council). The PCC are reminded that the Disability Discrimination Act 1995 places a duty on churches to review all practices and facilities and to take all reasonable steps to avoid discrimination against people with disabilities caused by physical features, bearing in mind the limitations often found in historic buildings
Useful advice and audit sheets are to be found in 'Widening the Eye of the Needle' published by the Church Buildings Council 1999 £10.95.

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