

# St John the Evangelist, Lynesack

Bishop Auckland, Co. Durham, DL13 5QG

DIOCESE OF DURHAM

Quinquennial Inspection



*View from the south*



*The Chancel*

## CONDITION SURVEY 2021

Prepared on behalf of the Parochial Church Council

by

Ian Wells B Arch RIBA AABC

Countryside Consultants, Townhead, Alston, Cumbria CA9 3SL

Tel: 01434 381906

E mail: [ian@countryside-consultants.co.uk](mailto:ian@countryside-consultants.co.uk)



## Summary of Report Headings

### 1.0 General Information

- 1.01 Name of Church and Archdeaconry
- 1.02 Name of Adviser with qualifications
- 1.03 Address of Adviser and telephone number
- 1.04 Dates of Inspection and previous inspection
- 1.05 Weather on day of inspection
- 1.06 Brief description of the building
- 1.07 General condition of the building
- 1.08 Safety aspects of the building
- 1.09 Is the Church listed and/or in a Conservation Area
- 1.10 Specific limitations of the report
- 1.11 Schedule of Works completed since the previous report
- 1.12 Work outstanding from the previous report
- 1.13 Records and Health and Safety file

### 2.0 Recommendations for Repair/Renovation

- 2.01 Urgent works requiring immediate attention
- 2.02 Works recommended to be carried out during the next 12 months
- 2.03 Works recommended to be carried out during the next two years
- 2.04 Works required to be carried out within the next five years
- 2.05 Works required to be carried in the longer term
- 2.06 Works required to improve the energy efficiency of the structure and services
- 2.07 Works required to provide disabled access

### 3.0 External Elements

- 3.01 Roof coverings
- 3.02 Rainwater goods and disposal systems
- 3.03 Drainage below ground
- 3.04 Bellcotes, parapets, chimneys, upstand verges
- 3.05 Walling
- 3.06 Timber porches, doors, and canopies
- 3.07 Windows

### 4.0 Internal Elements

- 4.01 Towers, spires
- 4.02 Clocks and their enclosures
- 4.03 Roof and ceiling voids
- 4.04 Roof structures and ceilings
- 4.05 Internal structures, balustrading, upper floors, balconies, access stairways
- 4.06 Partitions, screens, panelling, doors, and ironmongery.
- 4.07 Ground floor structure, timber platforms, underfloor ventilation.
- 4.08 Internal finishes
- 4.09 Fittings, fixtures, furniture, and movable articles
- 4.10 Toilets, kitchens, vestries etc
- 4.11 Organs and other instruments
- 4.12 Monuments, tombs, plaques etc

### 5.0 Services

St John the Evangelist, Lynesack

**THE DIOCESE OF DURHAM**  
The Care of Churches Measure 2018: Quinquennial Inspection Report Form

- 5.01 Services installations generally
- 5.02 Heating and Ventilation
- 5.03 Gas installation
- 5.04 Electrical installation
- 5.05 Water system
- 5.06 Oil installation
- 5.07 Sound Installation
- 5.08 Lightning conductor
- 5.09 Fire precautions
- 5.10 Asbestos

**6.0 Curtilage**

- 6.01 Churchyard
- 6.02 Ruins
- 6.03 Monuments, tombs, and vaults
- 6.04 Boundaries and gates
- 6.05 Trees and shrubs
- 6.06 Hardstanding areas
- 6.07 Buildings within the curtilage
- 6.08 Notice boards
- 6.09 Works required to provide disabled access and parking space

**Appendix A: Historic England Listing**

**Appendix B: Plans of the Church**

**Appendix C: Explanatory Notes for PCCs**

**THE DIOCESE OF DURHAM**  
The Care of Churches Measure 2018: Quinquennial Inspection Report Form

**1.0 General Information**

1.01	Name of Church and Archdeaconry	St John the Evangelist, Bishop Auckland, Co. Durham, DL13 5QG Diocese of: Durham Archdeaconry of: Auckland Deanery of: Barnard Castle Incumbent: Revd Brian Whitley
1.02	Name of Adviser	Ian Wells B Arch RIBA AABC
1.03	Address of Adviser	Countryside Consultants, Architects Townhead, Alston, Cumbria, CA9 3SL Tel 01434 381906 Email <a href="mailto:ian@countryside-consultants.co.uk">ian@countryside-consultants.co.uk</a>
1.04	Date of Inspection and previous inspection	This inspection was carried out on 12 <sup>th</sup> October 2021. The previous inspection was carried out on 5 <sup>th</sup> June 2013 by George Stastny
1.05	Weather on day of inspection	Dull and overcast but only slight rain.
1.06	Brief description of the building.	Description from the HE is listing (edited): <i>Dated 1847 on left door jamb. Coursed squared sandstone with ashlar plinth, dressings and quoins, Welsh slate roof with stone gable copings. 6-bay nave with south porch and shallow west belfry; one-bay chancel with north vestry. Early English style. Three steps up to pointed-arched boarded door under drip mould with shield block stops: steeply gabled porch roof. Belfry with four louvred lancets in octagonal top stage. Steeply pitched roof. Interior painted plaster with dado moulding. Collared roof trusses, with trefoil bracing, on stone corbels; plain chancel roof on single purlins.</i>
1.07	General condition of the building	The church is in acceptable condition and well maintained by the congregation. There is no sign of any subsidence or settlement. There is slight cracking on some of the window heads. There is no major damp penetration. The sandstone from which the church is built appears to be quite soft and has eroded baldly on the south elevation. The grey elements of stone are softer than the buff-coloured elements.
1.08	Safety aspects of the building	The steps to the basement boiler room are hazardous and need to be cleared of leaves and washed down prior to use.
1.09	Is the Church Listed and/or in a Conservation Area?	The Church is Grade II Listed. It is not in a conservation area or an AONB. Consult the Diocesan Office and Local Authority before carrying out any works.

St John the Evangelist, Lynesack

**THE DIOCESE OF DURHAM**  
The Care of Churches Measure 2018: Quinquennial Inspection Report Form

1.10	Specific limitations of the report	The inspection was made from ground floor level, without ladders and no opening up was carried out. The following elements were not inspected: <ul style="list-style-type: none"> <li>• The underfloor void</li> </ul>
1.11	Schedule of Works completed since the previous report	<ul style="list-style-type: none"> <li>• The decoration of the vestry.</li> <li>• Minor roof patching.</li> </ul>
1.12	Work Outstanding from previous report	<ul style="list-style-type: none"> <li>• Roof repairs</li> <li>• External decoration</li> <li>• Reports from Fire Officer and Crime Prevention Officer.</li> <li>• Overhaul windows and protection.</li> <li>• Underfloor ventilation checks.</li> </ul>
1.13	Logbook	A bulky logbook which is difficult to read and likely to be incomplete. All aspects of regular maintenance that have been conducted should be recorded.

**THE DIOCESE OF DURHAM**  
The Care of Churches Measure 2018: Quinquennial Inspection Report Form

## 2.0 Recommendations for Repair/Renovation

Please note that the estimates given below are approximate. Some may depend on what may be required after further investigation and also depend on who does the work and whether any is done voluntarily. The PCC is advised to obtain approximate estimates from tradesmen before deciding whether to carry out any item and to have full specifications prepared and to obtain firm quotations. Some items may be eligible for grant aid.

	Priority Rating	Work Required	Budget Costs
2.01	Urgent Works requiring immediate action	Regular maintenance: complete the regular testing and maintenance tasks and record in an updated logbook. 4.07 clean and overhaul all elements of the floor void ventilation.	£300 £150
2.02	Works recommended to be carried out during the next 12 months	3.01 Roof repairs 3.02 Clean and re-align all the rainwater goods. 3.04 Refurbish the louvres to the bellcote and service the bell. 3.05 Commission a stone specialist to advise on the extensive erosion in the external stonework. 3.07 Employ a specialist glazier to overhaul the hopper ventilators and protect them with bird mesh.	£1,000 £200 £3,000 £1,000 £2,000
2.03	Works recommended to be carried out during the next two years	3.02 Overhaul and redecorate the rainwater goods. 3.05 Following the advice of the stone specialist prepare a phased programme of repointing and stone repairs. 6.04 Overhaul and redecorate the cast iron gates at the entrance.	£,3000 Unknown £500
2.04	Works needing consideration within the next five years	3.01 A phased programme of roof lifting and relaying should be established and commenced. Incorporating a breathing sarking membrane if possible. 4.08 Following external repointing etc. Redecorate the internal face of the west gable.	Unknown £800
2.05	Works needing attention in the longer term	Continue with the roof and stonework.	Unknown
2.06	Works required to improve the energy efficiency of the structure and services	Insulate the roof soffit.	Unknown
2.07	Works required to improve disabled access	Ramp and new steps to the south porch. Consider building a new external WC building.	£7,500 £15,000



### 3.0 External Elements



*Nave and Porch: West Elevation*



*Vestry: West Elevation*

St John the Evangelist, Lynesack



THE DIOCESE OF DURHAM  
The Care of Churches Measure 2018: Quinquennial Inspection Report Form



*North Elevation*



*South Elevation*

St John the Evangelist, Lynesack



THE DIOCESE OF DURHAM  
The Care of Churches Measure 2018: Quinquennial Inspection Report Form





*Chancel and Vestry: East elevation*



*Chancel and Porch: East Elevation*



St John the Evangelist, Lynesack

THE DIOCESE OF DURHAM  
The Care of Churches Measure 2018: Quinquennial Inspection Report Form

3.01	Roof coverings	<p><b>Nave, Porch, Chancel and Vestry.</b></p> <p>The roofs vary in pitch, blue grey Welsh slate weathering, with grey clay ridge tiles. The slates are probably double shoulder nailed. The nail type and nailing arrangement should be recorded when the next batch of roof repairs are carried out.</p>  <p>The roof weathering is showing its age. There are significant numbers of misaligned slates. Some slates have slipped, whilst the ridge is reasonably well bedded. The mortar fillets at abutments are all suspect. In the photo above they are delaminating.</p>  <p>Flash band repairs to mortar fillet and soakers to the north abutment over the chancel arch.</p>
------	----------------	---



**THE DIOCESE OF DURHAM**  
The Care of Churches Measure 2018: Quinquennial Inspection Report Form

3.02	Rainwater goods and disposal systems	<p><b>Gutters</b> Half round cast iron gutters sitting on traditional spike brackets.</p> <p><b>Rainwater Pipes</b> Standard round cast iron.</p>  <p style="text-align: center;">The short section of gutter appears loose.</p>  <p style="text-align: center;">A cracked rainwater pipe socket and poor fixings.</p>
3.03	Drainage below ground	<p><b>Surface Water Drainage</b> Large salt glazed gullies with cast grates to each rainwater pipe. There are no inspection chambers associated with the surface water drainage, so it is likely that the below ground drainage runs to the stream on the east boundary.</p> <p><b>Foul Water Drainage</b> The kitchen tea point discharges to a rainwater gully.</p> <p><b>WC Drainage</b> This is a chemical toilet with no drainage connection.</p>

**THE DIOCESE OF DURHAM**  
The Care of Churches Measure 2018: Quinquennial Inspection Report Form


3.04	Bellcotes, Parapets, Chimneys, Verge upstands.	<p><b>Bellcote and Bells</b></p> <p>The bellcote is as a stone spirelet. The telephoto lens image shows that the stones themselves appear to be in acceptable condition. The sloping stone surfaces have lost much of their mortar. The vertical stone surfaces are in less of a need for repointing. The wooden louvres need an overhaul. They have a paint finish which has severely degraded and should be replaced with a stain finish. The louvre panels appear to be held in place with wooden wedges. Replace by some form of stainless-steel fixing. I assume the louvres are removable from the outside when access is required to service the bells.</p>
------	--	--



The bellcote from the southeast.



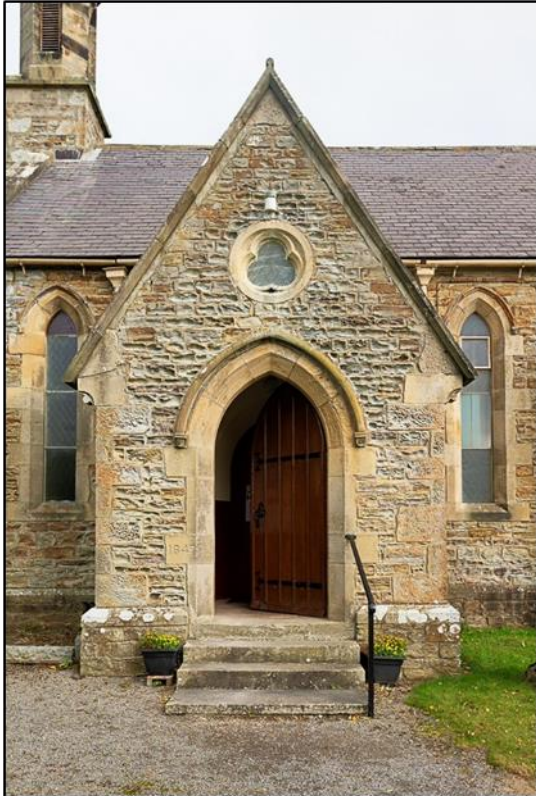
The bell rope shaft from below.

		<p>The bell rope shaft is dry and therefore the bellcote is reasonably weather tight.</p> <p><b>Gable Water Tables</b></p> <p>Large sandstone flags supported on kneeler stones. Most of the top face pointing looks in poor condition. There are signs of opening up below the water tables which should be addressed.</p> <div style="text-align: center;">  </div> <p>A significant crack is appearing below the south porch water tables.</p> <p><b>Chimneys</b></p> <p>None</p>
--	--	--



**THE DIOCESE OF DURHAM**  
The Care of Churches Measure 2018: Quinquennial Inspection Report Form

3.05	Walling	<p><b>Buff Local Sandstone</b></p> <p>Dressed ashlar to all corners, plinth strings, openings, buttresses, water tables, parapets, and the gutter support corbel with reasonably fine joints. Regularised stone blocks of varying heights have been used to construct the outer leaf.</p> <p>A mixture of repointing has occurred over time giving something of a patchy appearance. I assume that most of the repointing was carried out in mortar which incorporates cement binders. More recently pointing is hopefully bound with lime.</p> <p>For future work NHL 2 Naturally Hydraulic Lime bound mortar should be used, mixed 1:3 with sand. The worst stone erosion has occurred to the south elevation and particularly to the porch.</p>
------	---------	--



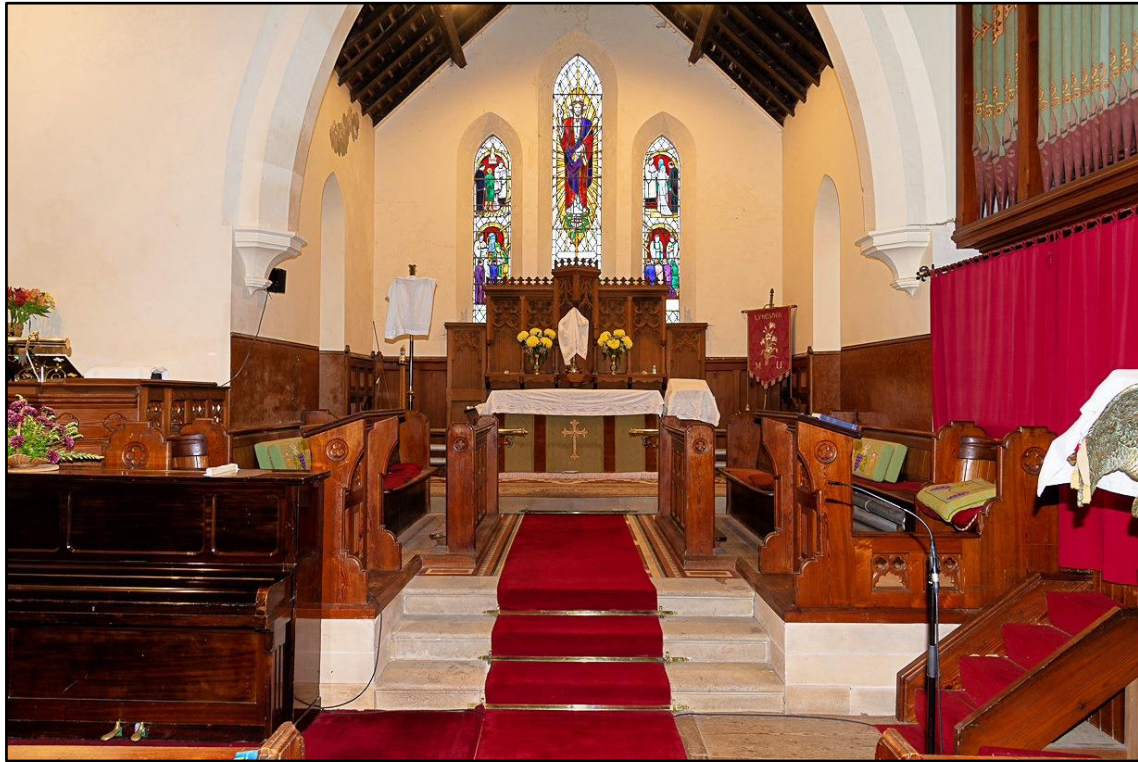
		<p>The mortar used on the porch is cement based and therefore overly durable. It has trapped the absorbed water in the wall and this water has been forced to evaporate through the stonework. This evaporation has led to severe erosion of the stone.</p> <p>The recommendations of a stone restoration specialist could be obtained but they will be able to establish whether any of the stone erosion can be consolidated or whether it is more economic to replace the stone faces with visually matching new stone of a more durable quality.</p>
3.06	Timber porches, doors, and canopies	<p><b>Doors to the Porch and Vestry.</b></p> <p>Heavy timber ledge frame and board construction painted red. All in acceptable condition but would benefit from cleaning down and repainting.</p> <p><b>Boiler Room Door</b></p> <p>Timber door in poor condition. Ideally this should be overhauled and redecorated.</p>

THE DIOCESE OF DURHAM  
The Care of Churches Measure 2018: Quinquennial Inspection Report Form

3.07	Windows	
		<b>Stained Glass Lights</b>
		W2, W4 to nave west gable, W11 – W13 to chancel. Interesting examples of glass designed in the post war period 1950 to 1970. All in acceptable condition, no damage observed.
		<b>Steel Framed Obscure Glass Lights</b>
		W1, W3, W5 - W10 and W14 – W17 to nave, vestry, and porch. W6, W8, W15 and W17 provided with hopper ventilators. Ideally all the vent hoppers would be overhauled, made operable and protected with stainless steel bird mesh.
		<b>Window External Protection</b> None. This does not appear to be a problem.



#### 4.0 Internal Elements



*Chancel looking east*



*Chancel looking north.*

I am not sure whether this painted old decoration was not painted over or whether the new paint has peeled off. It is an interesting feature that should be retained.

Note: A fine crack running up from the apex of the arched window. It does not seem to appear on the external face of the wall. Water ingress does not appear to be an issue.

THE DIOCESE OF DURHAM  
The Care of Churches Measure 2018: Quinquennial Inspection Report Form



*Nave looking east*



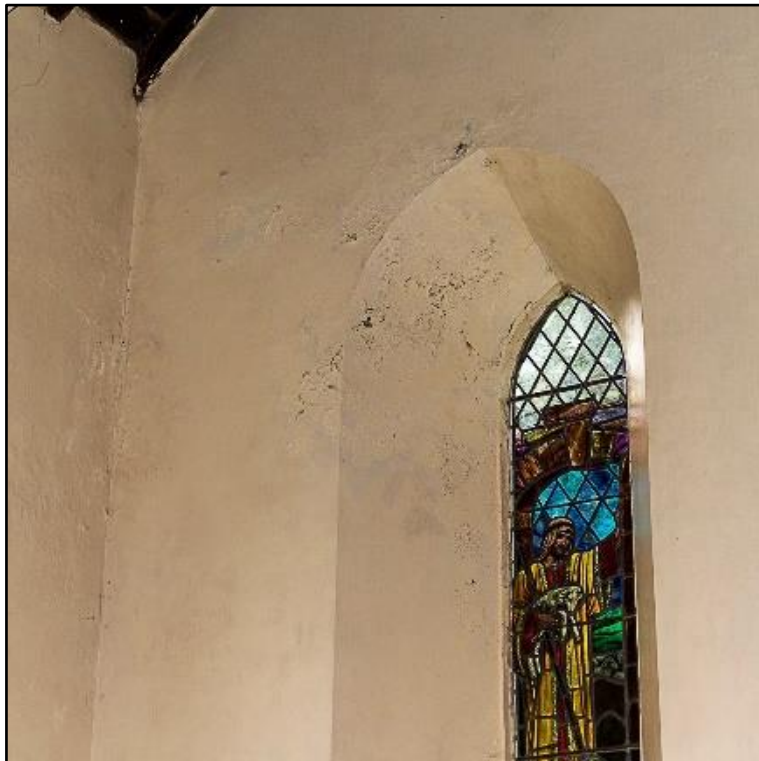
*Nave looking west*

St John the Evangelist, Lynesack





Fissures in the pointing are apparent above the hood moulding of W2 and in the masonry above.



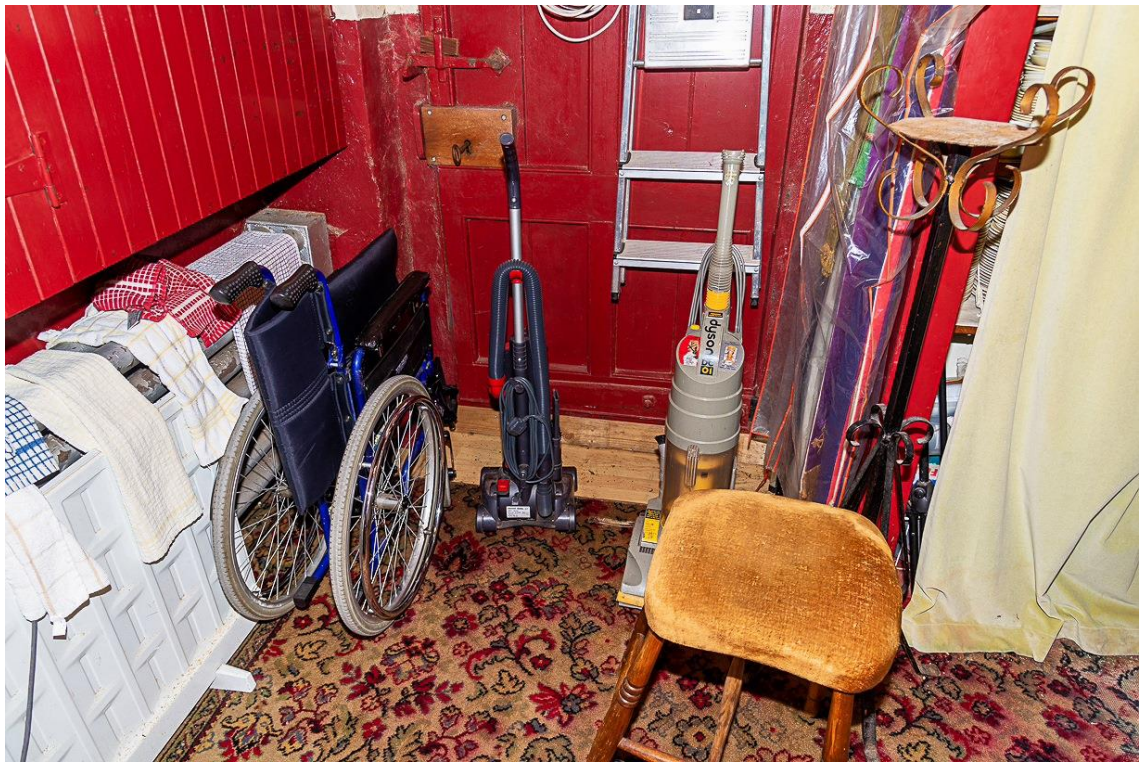
These have resulted in damage to decoration at southwest corner.  
Before redecoration, the external wall should be repointed in lime mortar.



THE DIOCESE OF DURHAM  
The Care of Churches Measure 2018: Quinquennial Inspection Report Form




*Vestry looking east*



*Vestry looking west*

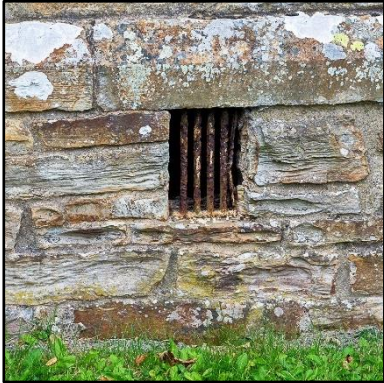

St John the Evangelist, Lynesack

**THE DIOCESE OF DURHAM**  
The Care of Churches Measure 2018: Quinquennial Inspection Report Form


4.01	Towers, spires	Not applicable
4.02	Clocks and their enclosures	Not applicable
4.03	Roof and ceiling voids.	<p><b>Over the nave, porch, chancel, and vestry</b></p> <p>The sloping timber boarded soffit sits above the common rafters. These boards may well also be the sarking boards, or a second set of boards may form the sarking. If this is the case a void of 25mm to 50mm may be present. When the roof is next repaired this arrangement of boards sitting on the common rafters should be checked and recorded.</p>
4.04	Roof structures and ceilings	<p><b>Over the nave, porch, chancel, and vestry</b></p> <p>A primary support of timber trusses support purlins. In the nave the ridge board and two purlins to each pitch split the span of the common rafters into three. The common rafters are exposed, below timber boards in all spaces. The common rafters are quite substantial and possibly 100mm deep. This space could form a useful void in which to install insulation in the future.</p>  <p>The boarded soffit is stained below the abutment to the chancel arch, below the chancel ridge and on the north chancel pitch below the purlin. This staining suggests water leakage from the roof weathering in the past and possibly currently.</p>
4.05	Internal structures, arcades, upper floors, balconies, access stairways	<p><b>Chancel Arch</b></p> <p>Dressed stone voussoirs and lime render. All paint finished.</p> <p>The photo above also shows some staining to the voussoirs on the north side of the chancel arch. This will persist until the roof issues are addressed.</p>
4.06	Partitions, screens, panelling, doors and ironmongery, emergency means of escape.	<p><b>Emergency Escape</b></p> <p>During services, the doors through the vestry must be unlocked to form an alternative means of escape. The route must also be clear of stored items.</p>



**THE DIOCESE OF DURHAM**  
The Care of Churches Measure 2018: Quinquennial Inspection Report Form

<p>4.07</p>	<p>Ground floor structure, timber platforms.</p>	<p><b>Nave and Vestry Floor</b> Suspended timber floors below the pews with stone flag central walkway. Some areas carpeted. Mostly in acceptable condition. The floor squeaks as one walks to the vestry door from the central aisle of the nave. The condition of the joists in this area should be checked.</p> <p>I could not identify the previously reported damp problem in the northwest corner of the nave. This area should also be checked.</p> <p><b>Nave Floor Underfloor Ventilation</b> The ventilation of this floor void is poorly protected and this needs to be sorted out.</p> <div style="display: flex; justify-content: space-around; align-items: center;">   </div> <p style="text-align: center;"><i>South side</i>                      <i>North side</i></p> <p>The grilles on the south elevation are rusting away and the resulting voids would allow mice in. Replace grilles and back up with insect mesh. The ground is significantly higher on the north side and the vents are recessed into the ground. It is essential that these are cleaned out so that they work and are protected by mesh to keep vermin and insects out.</p> <p><b>Chancel Floor</b> These appear to be solid floors laid on back fill. In the chancel the floor finish is encaustic tiles, with stone steps and some timber below the choir stalls. No ventilation is provided in the surrounding plinths. All in acceptable condition.</p> <p><b>Porch floor</b> Stone flags on back fill. No ventilation is provided in the surrounding plinths. All in acceptable condition.</p>
<p>4.08</p>	<p>Internal finishes Comment on materials and condition of wall and ceiling finishes noting any dampness, areas of decayed plaster and other defects.</p>	<p><b>Nave, and Chancel</b> Skirting level: Exposed stonework, supporting heating pipework. Nave Dado: pitch pine to match the pews. Upper section: Lime based plaster with paint finish. Generally, the walls are in acceptable condition.</p> <p><b>West Gable of the Nave</b> The west gable suffers from condensation and water ingress over window W2. The external pointing in the south section of the gable and above Window W2 has several holes in it. It needs to be repointed prior to any further decoration being carried out.</p> <p><b>Vestry</b> Skirting: none Walls: plaster with paint finish, gloss painted dado.</p>



**THE DIOCESE OF DURHAM**  
The Care of Churches Measure 2018: Quinquennial Inspection Report Form

		<p><b>Porch</b> Painted plaster on masonry. The south gable wall would benefit from cleaning and redecoration.</p>
4.09	Fittings, fixtures, furniture, and movable articles	<p><b>Altar, Choir Pews, and Pulpit</b> All well made in stained pitch pine. The reredos may have applied carvings in oak. All in acceptable condition.</p> <p><b>Lectern</b> Brass eagle.</p> <p><b>Nave Pews</b> Pitch pine construction and in very acceptable condition.</p> <p><b>Font</b> Carved stone base and basin with an oak cover and well positioned in the church. All in acceptable condition.</p>
4.10	Toilets, kitchens, vestries etc.	<p><b>Vestry</b> A small multipurpose space with kitchen and storage. See asbestos note at 5.10.</p> <p><b>Toilet</b> An external shed with chemical toilet.</p> <p><b>Tea Point in Vestry</b> Elderly but serviceable kitchen sink unit with wall hung hot water heater.</p>
4.11	Organs, and other instruments	<p><b>Organ</b> A two manual instrument with eighteen stops by N J Nelson and Co of Durham, reported to be maintained on a yearly basis. No service record available.</p> <p><b>Organ Case</b> The organ stands within the nave and up against the adjacent external walls. Therefore, the condition of the walls cannot be observed. The organ itself appears to be in reasonable condition and its regular maintenance is recorded in the logbook.</p>
4.12	Monuments, tombs, plaques etc	<p><b>World War One Plaque</b> On the north wall of the nave. Hammered bronze.</p>  <p>For full details see this link to Northeast War Memorials Project. <a href="http://www.newmp.org.uk/detail.php?contentId=7902">http://www.newmp.org.uk/detail.php?contentId=7902</a> In very acceptable condition.</p>






**THE DIOCESE OF DURHAM**  
The Care of Churches Measure 2018: Quinquennial Inspection Report Form

**5.0 Services**


5.01	Services installations generally	The reports are based on visual examination only and no tests of services have been undertaken.
5.02	Heating and ventilation	The heating system is modern and of a good standard. There is no mechanical ventilation. Many of the nave windows are provided with hopper vents and should be used for summer ventilation.
5.03	Gas installation	None.
5.04	Electrical installation	<p>An overhead supply hangs on a bracket which is fixed onto the southeast corner of the nave. It runs externally below the eave of the south elevation and enters the porch.</p>  <p>The meters and distribution boards are located on the wall in the porch. The lighting is a mix of halogen up-lighting and LED down-lighting.</p>  <p>There does not appear to be an intruder alarm.</p>
5.05	Water installation	A mains water supply is available. I was not able to identify where it enters the building.

**THE DIOCESE OF DURHAM**  
The Care of Churches Measure 2018: Quinquennial Inspection Report Form


5.06	Oil installation	<p>An oil tank is in a shed to the north of the church. The previous report states that the tank is banded. The condition of the tank should be checked regularly by a specialist.</p> <p><b>Boiler</b></p> <p>The basement boiler room houses a modern oil boiler with a balanced flue.</p> <div style="display: flex; justify-content: space-around;">   </div> <p><b>Controls</b></p> <div style="text-align: center;">  </div> <p>A modern 7-day timer and thermostat are fitted to the west gable.</p> <p><b>Heat Emitters</b></p> <p>The church is provided with low pressure hot water, large bore heating pipes and cast-iron radiators which appear to be original fittings in acceptable condition. Check regularly for leaks.</p>
5.07	Sound system	A sound system is in use and a hearing loop is installed.
5.08	Lightning conductor	None present.
5.09	Fire precautions	<p>Sets consisting of:</p> <p>9 litre water at entrance</p> <p>2.5 litre CO<sup>2</sup> at organ</p> <p>They are regularly tested, and the last test was in 2019.</p>
5.10	Asbestos	<p>There are no visual signs of asbestos. Basement boiler houses are often places where asbestos discovered but this one has no indications of concern. Also, old safes often contain asbestos fire proofing. An asbestos survey is now a legal requirement prior to any construction work.</p>

THE DIOCESE OF DURHAM  
The Care of Churches Measure 2018: Quinquennial Inspection Report Form

**6.0 Curtilage**

6.01	Churchyard	A very tidy walled churchyard with many graves. Neat lawn with trees. A stream runs down the east boundary just inside the yard. This is culverted under and to the south of the east entrance.
6.02	Ruins	None.
6.03	Monuments, tombs, and vaults	Too extensive to report on in this inspection. Check on a regular basis for stability and safety.
6.04	Boundary walls, lych-gates, gates, fencing and hedges	<p><b>Iron gates to east entrance.</b></p>  <p style="text-align: center;"><i>East Gate</i></p> <p>The gates would benefit from an overhaul and redecoration.</p> <p><b>Boundary walls</b></p> <p>Local stone in acceptable condition albeit pointed in cement-based mortar. The walls around the churchyard are extensive and I could not check all of them on this visit. A programme of regular maintenance is to be established to prioritise the works.</p>
6.05	Trees and shrubs	<p><b>Trees</b></p> <p>There are many trees in the churchyard, and these should be checked every 5 years by an arborist.</p> <p><b>Shrubs and Plants</b></p> <p>Well maintained planting around the church. The planters are an attractive addition.</p>

**THE DIOCESE OF DURHAM**  
The Care of Churches Measure 2018: Quinquennial Inspection Report Form

6.06	Hardstanding areas	<p><b>Footpaths</b></p> <p>The main path is finished in loose gravel macadam, soft edged to the grass, and well maintained. The rear paths are concrete. There is no path to the WC shed.</p> <p><b>Stone steps to the south porch</b></p> <p>These are in acceptable physical condition but would ideally be replaced with even steps, of a gentler grade, which would conform to current legislation for steps for the use of the ambulant disabled. This work could be combined with installing a ramp. See 6.09</p> 
6.07	Buildings within the curtilage	A small, extremely basic, shed provides shelter for the oil tank and a WC.
6.08	Notice Boards	<p><b>Main board</b></p> <p>The noticeboard is at the end of the lane, at the junction with Grewburn Lane. I did not inspect it closely. From the car it appears to be fabricated from timber with metal posts and fit for purpose.</p>
6.09	Disabled Access	<p><b>Car Parking</b></p> <p>Vehicle parking is only available on the adjacent lane. It may be possible to allocate a disabled car parking space in the gateway.</p> <p><b>External Access Routes</b></p> <p>The path from the east gate forms an acceptable wheelchair route to the porch. The porch has several steps. A significant ramp is required to eliminate the steps but there appears to be space available to do this in the churchyard.</p> <p><b>Internal Access</b></p> <p>The usual steps at the chancel arch and sanctuary restrict flush floor access to the nave and vestry. The front rows of pews could be removed, on the north side, so there is plenty of space for wheelchair users to manoeuvre and park at the front of the nave.</p> <p>The current WC facility in a shed to the north of the church is not suitable for disabled use.</p>

## APPENDIX A

### Historic England Listings

#### Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: **1121617**

Date first listed: 26-Nov-1987

#### Location

Statutory Address: CHURCH OF ST. JOHN THE EVANGELIST

District: County Durham (Unitary Authority)

Parish: Lynesack and Softley

National Grid Reference: NZ 09087 26132

#### Map



Name: CHURCH OF ST JOHN EVANGELIST

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

Heritage Category:	Listing
List Entry No :	1121617
Grade:	II

County:	
District:	County Durham
Parish:	Lynesack and Softley

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

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

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

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

List Entry NGR:	NZ 09087 26132
Map Scale:	1:2500
Print Date:	30 September 2020



*Not to scale*

St John the Evangelist, Lynesack



THE DIOCESE OF DURHAM  
The Care of Churches Measure 2018: Quinquennial Inspection Report Form

**Details**

LYNESACK AND SOFTLEY LYNESACK NZ02NE 17/85 Church of St. John Evangelist GV II Parish church. Dated 1847 on left door jamb. Coursed squared sandstone with ashlar plinth, dressings and quoins; Welsh slate roof with stone gable copings. 6-bay nave with south porch and shallow west belfry; one-bay chancel with north vestry. Early English style. 3 steps up to pointed-arched boarded door under dripmould with shield block stops; steeply-gabled porch roof with coping on moulded kneelers and roll-moulded finial. Similar dripmoulds to lancets with alternate-block jambs and sloping sills, 3 at east end and 2 at west, flanking 4-stage belfry with lancet in first, blocked trefoil in second and 4 louvred lancets in octagonal top stage with steep conical stone spirelet. Buttresses, clasping at corners, all with steep coping. Steeply-pitched roof has damaged angelus finial and small east stone cross.

Interior painted plaster with dado moulding. Collared roof trusses, with trefoil bracing, on stone corbels; plain chancel roof on single purlins. Deeply-chamfered chancel arch on half-octagonal stone corbels. Blank quatrefoil panels in shaped pew ends; pulpit and choir pews in more elaborate version of same style. Early C20 traceried wood reredos; fluted chancel panelling. Tiled chancel floor; brass communion rail on leaf-decorated cast iron balusters. Hammered bronze First World War memorial panel on north wall of nave. Octagonal stone pulpit with brass lectern. Late C19 organ by Nelson has stencilled decoration on pipes.

This List entry has been amended to add the source for War Memorials Register. This source was not used in the compilation of this List entry but is added here as a guide for further reading, 17 August 2017.

St John the Evangelist, Lynesack

## APPENDIX B

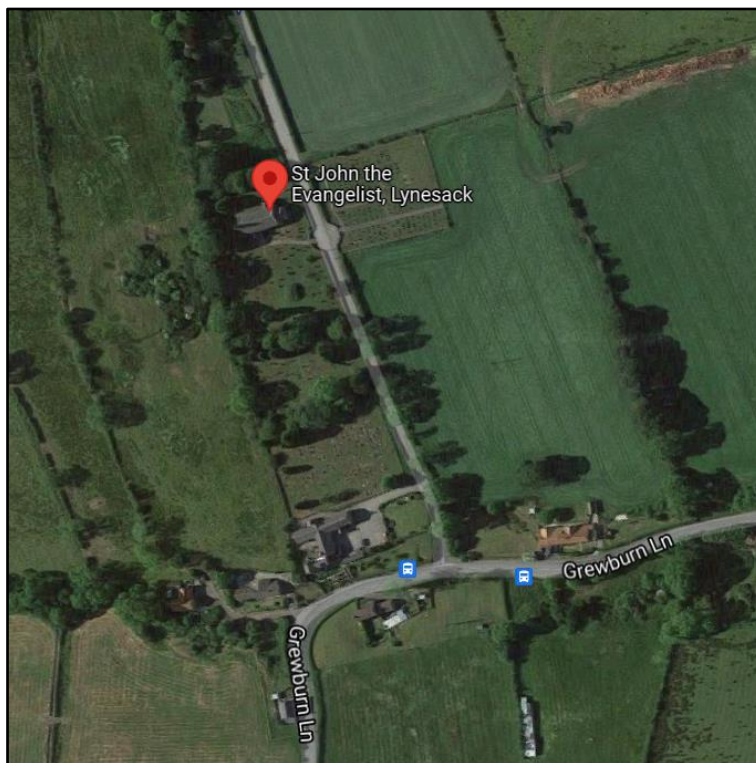
### Site plan

North to top of page. Not to scale



Reproduced from HE 'the list'.

### Google aerial view

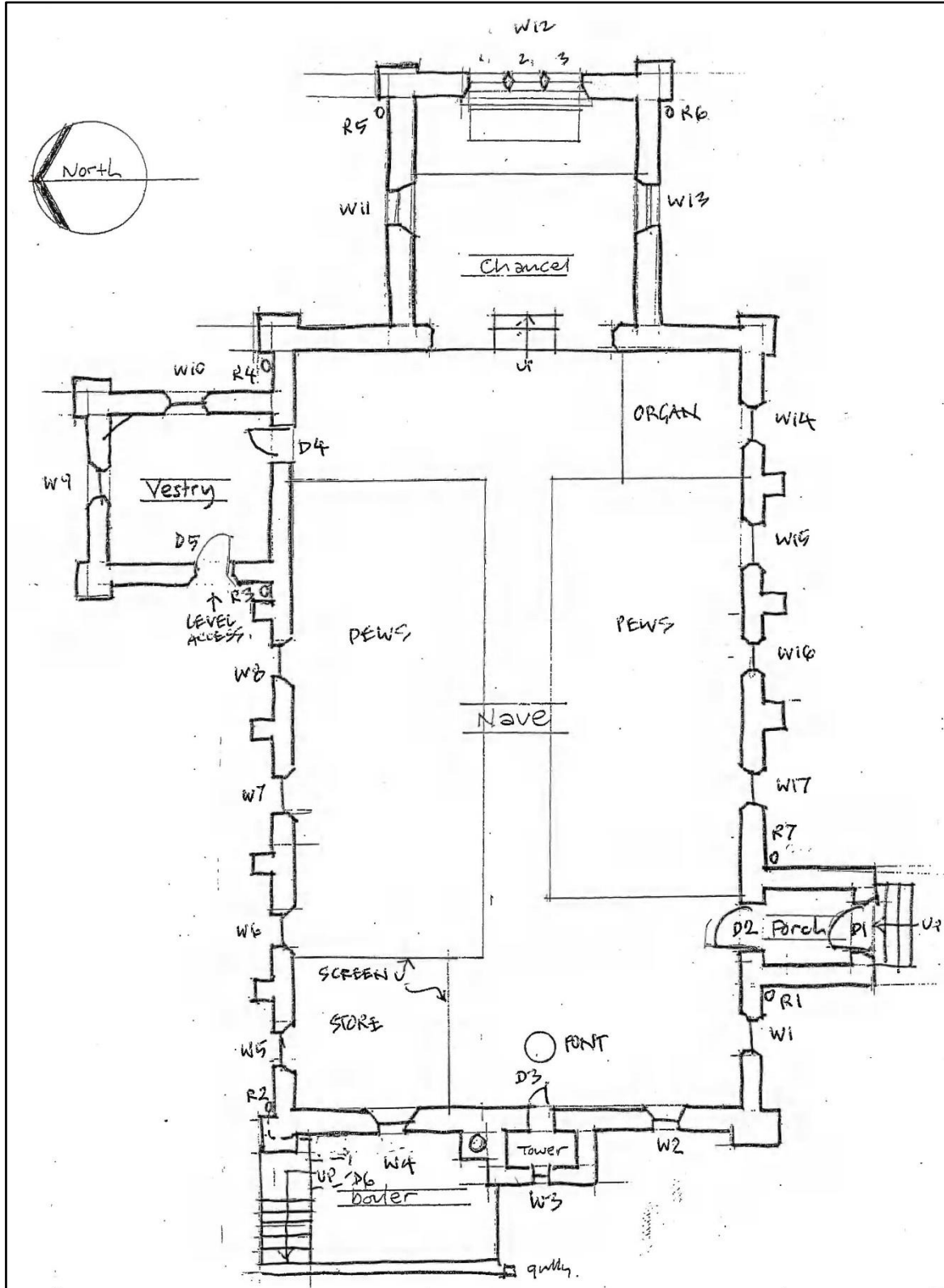


St John the Evangelist, Lynesack



Ground Floor Plan View

Not to scale.



Reproduced from the 2013 Q1

St John the Evangelist, Lynesack

## **APPENDIX C**

Explanatory notes for PCCs

St John the Evangelist, Lynesack

**THE DIOCESE OF DURHAM**  
The Care of Churches Measure 2018: Quinquennial Inspection Report Form

- a) The need for a faculty      The inclusion of an item of work in a Quinquennial Report does not remove the need for a faculty before it is carried out. A faculty will normally be required (with the exception of some minor maintenance items).
- b) General Limitations of the Quinquennial Report      The Quinquennial Report is a *summary report only* as required by the Inspection of Churches Measure. It is restricted to the condition of the building and its defects and is *not* a specification for the execution of any necessary repair work and should not be used as such. The Professional Adviser is normally willing to advise the PCC on implementing the recommendations and will, if so requested, prepare a specification, seek tenders and oversee the repairs.
- Woodwork or other parts of the building that are covered, unexposed or inaccessible will not normally be inspected in a Quinquennial Inspection. The Adviser cannot therefore report that any such part is free from defect. The report may include the recommendation that certain areas are opened up for inspection.
- Further specific limitations on access etc may be noted in the Report text.
- c) Annual Inspections by the Church wardens      Although the Inspection of Churches Measure requires the Church to be inspected every five years, it should be realised that serious trouble may develop in between surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches Measure 1991 to make an annual inspection of the fabric and furnishings of the Church and to prepare a report for consideration by the meeting of the PCC before the Annual Parochial Church Meeting. This must then be presented with any amendments made by the PCC to the Annual Parochial Church Meeting. Guidance on these inspections and statutory responsibilities are contained in the publication 'How To Look After Your Church' published for the Council for the Care of Churches by Church House Publishing. Guidance on routine inspections and housekeeping is contained in 'The Churchwardens Year' and guidance on cleaning is given in 'Handle with Prayer' also published by Church House Publishing.
- d) Rainwater gutters and downpipes      One of the most common causes of damage in Churches is the blockage of the rainwater gutters and downpipes. The PCC are strongly advised to enter into a contract with a local builder for the cleaning out of gutters and downpipes twice a year.
- e)
- f) Insurance cover      The PCC are reminded that insurance cover should be index linked so that adequate cover is maintained against inflation of building costs. Contact should be made with the insurance company to ensure that insurance cover is adequate.
- g) Electrical installation      Any electrical installation should be tested at least every quinquennium by a registered NICEIC electrician or other suitably qualified consultant, and a resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the Church Log Book. Inspections carried out by the Professional Adviser will normally be based on a visual inspection of the main switchboard and of certain sections of the wiring selected at random, without the use of instruments.
- h) Lightning conductor      Any lightning conductor should be tested every quinquennium in accordance with the current British Standard by a competent engineer and the record of the test results and condition should be kept with the Church Log Book.
- Heating installation      A proper examination and test should be made of the heating installation by a qualified engineer each summer before the heating season begins.

St John the Evangelist, Lynesack

THE DIOCESE OF DURHAM  
The Care of Churches Measure 2018: Quinquennial Inspection Report Form

A minimum of two water type fire extinguishers (sited adjacent to each exit) should be provided and in addition special extinguishers for the organ and boiler house. Large Churches will require more extinguishers and, as a general rule, one water extinguisher should be provided for every 250 square metres of floor area. All extinguishers should be inspected annually by a competent engineer to ensure that they are in good working order. Further advice can be obtained from the fire prevention officer of the local fire brigade and from insurers. A summary of the recommendations is as follows:

j) Fire  
extinguishers

<u>Location</u>	<u>Type of extinguisher</u>
General areas	Water (one for every 250 square metres)
Organ	CO2
Boiler House	
Solid fuel boiler	Water
Gas fired boiler	Dry Powder
Oil fired boiler	Foam (or dry powder if electricity supply cannot easily be isolated)

St John the Evangelist, Lynesack