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St John's Church

Egglescliffe

Diocese of Durham
Archdeaconry of Auckland
Deanery of Stockton

Inspecting Architect Ulrike Knox RIBA AABC

Report on Quinquennial Inspection
13th April 2021

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1. Introduction

This report summarises the findings of an inspection of St John's Church, Egglescliffe. Carried out on 13th April 2021.

The weather on the day of the inspection was fine and dry.

This is a summary report only, as is required by the Inspection of Churches Measure 1959 as amended by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991. It is not a specification for the execution of the work and must not be used as such.

The Architect is willing to assist the PCC in applying for a faculty, as may be required to comply with regulations. The PCC is reminded that their Minutes must record the fact that application is being made for a certificate or faculty, and that a copy of that Minute must accompany the application together with a full specification, drawings where applicable, and an estimate of the cost of the work.

LIMITATIONS OF THE REPORT:
No opening up was undertaken. As much of the surface areas as practicable were inspected. Woodwork or other parts of the structure which were covered, unexposed or inaccessible were not inspected and it was not possible to report that any such parts of the structure were free from defect.

The inspection excluded inaccessible roof spaces and outer surfaces of roofs where these were not visible from ground. Chimney flues, underground heating ducts were not inspected nor were inaccessible roofs. Manholes were not raised and none of the services, including drainage, was tested. Damp meters were not used.

The comments in this Report on the heating, electrical, lightning conductor, organ, and bell installations were based upon a visual examination of certain parts of the systems and their general condition only, made without the use of instruments. These installations should be checked, and an independent report commissioned.

Areas which were deemed unsafe, unexposed, or inaccessible were not inspected. We are therefore unable to comment on these parts or certify that any parts are free from defect. This report does not constitute a structural assessment of the property. It does not report on the state of the property in relation to secondary items such as infestation by pests, bats, wildlife, or the presence of asbestos.

THE CHURCH SHOULD NOTE THE FOLLOWING:
If not already in place, the Church is strongly advised to enter into an annual contract with a local builder for the cleaning out of gutters and downpipes twice a year, unless members of the Church can undertake this themselves.

Although it is best practice for the Church to be inspected by an Architect every five years, it should be realised that serious trouble may develop in between these surveys if minor defects are left unattended. It is strongly recommended that the Church memebers should make, or cause to be made, a careful inspection of the fabric at least once a year, and arrange for immediate

attention to such minor matters as displaced slates and leaking pipes. Guidance may be had from the Churchcare website on this address:
https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings

The Church is reminded that insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. It is, of course, important to ensure that the basic sum insured is adequate at inception of index-linking, as this will deal only with future inflation. The Ecclesiastical Insurance Office Limited, which covers the majority of churches in this country, will send its regional surveyors without charge to offer guidance as to the appropriate level of assessment in every case.

FIRE SAFETY ADVICE:
Can be found at https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/insurance-health-and-safety

ELECTRICAL INSTALLATION:
The electrical installation should be tested at least every five years in accordance with the recommendations of Churchcare. The inspection and testing should be carried out in accordance with IEE Regulations, and an inspection certificate obtained in every case. The certificate should be kept with the church logbook.

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

LIGHTNING PROTECTION:
The lightning conductor should be tested at least every five years or more often if required by the building's insurers in accordance with the current British Standard by a competent engineer. The record of the test results and conditions should be kept with the Church Logbook.

ORGAN:
The organ is by Harrison and Harrison installed 1909, size II/12. Altered 1960 and subsequently. Current condition uncertain.

BELLS:
There is a peel of eight bells hung in 1897. The bells have been converted to a carillon. The installation was not tested or closely inspected. A regular inspection is advised.

CHURCHYARD:
The churchyard closed and is maintained by the local authority. Check regularly for any unstable grave markers.

All large trees should be inspected by an arboriculturist every five years (or as required by the PCC's insurers). Check after stormy weather for damage and deal with any loose limbs.

ASBESTOS:
A suitable and sufficient assessment should be made as to whether asbestos is or is liable to be present in the premises. Further details on making an assessment are available on

https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/insurance-health-and-safety

The assessment has not been covered by this report and it is the duty of the Church to ensure that this has been or is carried out.

EQUALITY ACT:
The Church should ensure that they have understood their responsibilities under the Equality Act 2010. Further details and guidance are available at https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/accessibility

HEALTH AND SAFETY:
Overall responsibility for the health and safety of the church and churchyard lies with the incumbent and Church. This report may identify areas of risk as part of the inspection, but this does not equate to a thorough and complete risk assessment by the Church of the building and churchyard. https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/insurance-health-and-safety

BATS AND OTHER PROTECTED SPECIES:
The Church should be aware of its responsibilities where protected species are present in a church. Guidance can be found at:
https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/bats-churches

OPEN AND SUSTAINABLE BUILDINGS:
A quinquennial inspection is a good opportunity for a Church to reflect on the sustainability of the building and its use. This may include adapting the building to allow greater community use, considering how to increase resilience in the face of predicted changes to the climate, as well as increasing energy efficiency and considering other environmental issues. Further guidance is available on https://www.churchofengland.org/resources/churchcare/net-zero-carbon-church/practical-path-net-zero-carbon-churches

MAINTENANCE:
The PCC has responsibility of the Church building and the churchyard, being a closed churchyard, is maintained by the Local Authority.

EXECUTIVE SUMMARY:
The overall condition of St John's is good and the structure is sound however there is some concern about opening up of joints between the new extension and the original building. This needs to be checked out by a structural engineer.

The main areas of concern relate to poor flashings to the northern parts of the building and water penetration at lower levels leading to some damage to plasterwork.

Damage to the boundary wall needs to be addressed and the recommendations of the recent report on the timber furnishings must be carried out.

PREVIOUS REPORT:
The previous report was dated 2014 by Ulrike Knox.

BRIEF DESCRIPTION:
A fine mediaeval parish church on an ancient (pre-Conquest) site, embodying elements from the late 11th or early 12th centuries through to the 15th. The church now consists of Nave and Chancel in the usual alignment, with a Porch and (through a two-bay arcade) Chapel - known as the Aislaby Aisle -on the south side of the Nave, and Vestry and Organ Chamber to the north of the Chancel.

The square west Tower is open to the Nave and a modem extension to its north houses the boiler and a store. Walls are a mixture of local sandstone and magnesian limestone, plastered internally. Roofs are of timber construction, mostly open to the interior, variously covered with slating, lead and stainless steel sheet.

Parts of the fabric of the Nave and in particular the south doorway are believed to be of Norman date. The Porch is perhaps from the early 15th century but the church owes most of its present form to a major enlargement in the later 15th century, including the Chapel, most of the windows and the tall battlemented west Tower with diagonal western comer buttresses and broad stair turret rising up its south face. The Organ Chamber and Vestry wing dates from 1908 and the Boiler House from 1956.

The church displays a wide range of timber 17th century furnishings, including canopied choir stalls, Chancel screen, and galleried pews in the Nave attributed to Cosin, and copied in the 19th century for those in the Baptistry and South Chapel. A number of interesting effigies and monuments survive, from various dates.

LISTING GRADE:
Grade I in Egglescliffe Conservation Area.

NOTATION OF REPORT:
Against each of the items in the report where some action is required, a letter has been placed indicating the extent of urgency in carry out the work, or indicating the kind of work required, as follows:-

A Items which need urgent attention

B Items which should receive attention within the next twelve months

C Items which should receive attention within the next twenty-four months

D Items which should receive attention within the quinquennium

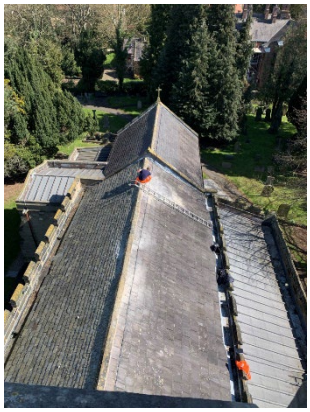
E A point to note and monitor and/ or a desirable improvement with no timescale

M Routine maintenance

2. Exterior

2.1. NAVE ROOF

2.1.1. **From the Tower looking down onto the Nave**
The Nave roof north slope is smaller Westmorland Slate. The south slope is in larger blue/grey slates and parapet gutter. Gutter has suffered a lead theft and has been repaired using a variety of materials. There is a stone ridge.



2.1.2. **Condition:**
The base of the north nave gutter was not visible and the gutter requires further investigation.

To the west end around the old flue, there have been poor repairs.

To the south side the gutter appears to be in better condition and is clearer, although there is still some pointing lying in the gutter.

There is some flash-band on some of the slates. About half way along the elevation a slate has almost entirely sheared off and the remainder of it is lying in the gutter. There are also a few other cracked and broken slates. These were being attended to during the inspection.

Ridge pointing has been lost and is in poor condition.

2.1.3. **Recommendations:**

- **B** • Clean and check north nave gutter (being done on day of inspection)
- **B** • Replace broken and missing slates (approx 4 no.) (being done on day of inspection)
- **B** • Repoint area of ridge stones (being done on day of inspection)
- **B** • Redesign area of flat roof between old flue and tower wall – finish in lead and drain to slates or side gutter.

2.2. SOUTH AISLE ROOF

2.2.1. Stainless steel with concealed lead flashings (protected from theft by a sheet of stainless steel)

2.2.2. **Condition:**
There appears to be some corrosion on the capping's over the joints and also the flashings. Note that all of the gutters require cleaning regularly.

2.2.3. **Recommendation:**

- **B** • Remove corrosion and coat the stainless steel.

2.3.

CHANCEL ROOF AND GUTTERS

2.3.1. This is blue/grey slate, similar to the south slope of the Nave, with a stone ridge. Coping stones and a cross at the east end. Gutters cast iron.

2.3.2. **Condition:**
The gutters are cast iron gutters on the Chancel. These appear to be in good condition.

2.3.3. **Recommendations:**

C • Redecorate cast iron gutters and downpipes every 5 years.

2.4. **VESTRY**

2.4.1. To the north side of the Chancel is the Vestry with a stainless steel roof and also the extension housing the organ.

2.4.2. **Condition:**
The stainless steel roof is exhibiting visual defects. This should be investigated further for corrosion.

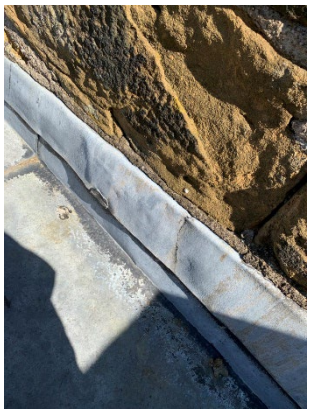
2.4.3. **Recommendations:**

C • Investigate stainless steel roof for corrosion.

2.5. **TOWER ROOF AND PARAPET STONEWORK**

2.5.1. Lead roof and lead gutter with 3no outlets. The outlets are two water-chutes discharging to the north and south. There are 4no pinnacles at the corners and a flag pole.

2.5.2. **Condition:**
It was noted that one stone to the west elevation has a crack all the way through it and the joint below is also open. There are other open joints. This requires pointing. Some of the stone work is deteriorating and this should be monitored. There is a crack to the cover flashing to the east side.



2.5.3. **Recommendations:**

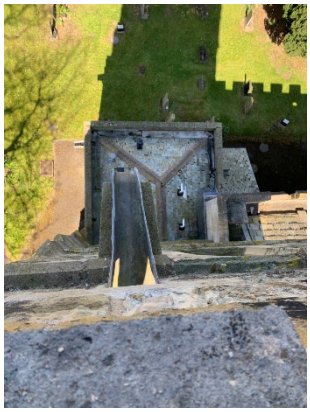
C • Re-point stonework to the parapet.

D • Monitor deteriorating stonework.

B • Repair/replace lead cover flashings and point in using leadmate.

2.6. **EXTENSION ROOF**

2.6.1. To the north there is the extension built in about 2008 as an off-shoot to the north of the west end. This has a Westmorland Slate roof and stone ridge to a hipped roof. There is a lead parapet gutter. There are many vent outlets to keep an eye on. Below that to the east is a lean-to slated roof with an aluminium or cast iron gutter.



2.6.2. **Condition:**
In good condition.

2.7. **GROUND LEVEL**
WEST ELEVATION OF THE TOWER

2.7.1. The Tower is split into three stages with an opening in each. Constructed of stone rubble with corner buttresses.

2.7.2. **Condition:**
It is in rubble and generally the stone work is sound. The lower section stonework is suffering some erosion and hollowing out of the stone and creating cavities. Since this is at relatively low level, we could consider filling this with a conservation mortar.

2.7.3. The tracery to the window appears to have a crack in the left hand mullion at the top. The protective glazing is polycarbonate and in reasonable condition.

2.7.4. The bell ringing chamber above has a timber framed window and plate glass glazing. Below it there is an over-flow pipe. The over-flow

pipe has been cut off at the wall. The pointing in this area is good and the window and surround appears to be in good condition.

2.7.5. To the Upper Stage Belfry, the window has been relatively recently repaired and is in good condition. There are timber louvres to the Belfry in good condition. The stone work is beginning to erode, however is still in reasonable condition.

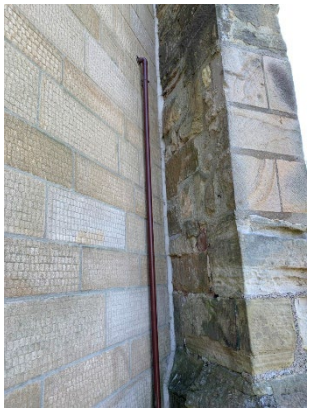
2.7.6. The string course above the Belfry is generally good except for one section which has completely fallen away. Renewal of this important weathering stone should be considered. The parapet has crenulations. The second merlon from the left has a crack in it which has been mentioned from the roof part of the report. This has been pointed, but could be more aesthetically sympathetic.

2.7.7. **Recommendations:**

- **C** • Mortar repairs required to larger stone cavities at lower level on tower west elevation.
- **C** • Make stone repair by indent to the left window mullion to the lower west window.
- **C** • Reinstate moulding to the string course of the belfry on west face.

2.8. WEST FACE OF THE WEST EXTENSION

2.8.1. This is in random courses with a long rectangular window. There is a cast iron down pipe with an over-flow chute above.



2.8.2. **Condition:**
The stone work is in good condition, however there appears to be some dampness occurring at parapet level and staining. This may be due to poor flashing on the roof. It is noted that the over-flow has stopped dripping and the wall has been cleaned. The movement crack at the junction with the tower has been pointed, this needs to be monitored.

2.8.3. **Recommendation:**

- **B** • Monitor movement crack.

2.9. NORTH ELEVATION OF THE TOWER

2.9.1. The second and third stages of the Tower are visible beyond the new extension.

2.9.2. **Condition:**
The first stage is well pointed and in good condition. The second stage has an opening to the Belfry which is also in good condition. There are some areas of weathering, however it is generally satisfactory.

2.9.3. To the string course above the Belfry, there are 3no string course stones which are weathered and we should consider renewing them. The adjacent stones have already been replaced. There is also movement to the north east corner and some joints have opened up.

2.9.4. **Recommendation:**

D • Reinstate moulding to the string course of the belfry on north face.

C • Point open joints and monitor for movement.

2.10. NORTH & EAST ELEVATION OF WEST EXTENSION

2.10.1. This is in random coursed ashlar with two long vertical thin windows. In good condition. Adjacent to this is a lean-to extension. This has a cast iron gutter and down pipe. The downpipe is no longer overflowing.

2.10.2. **Condition:**
There has been movement and a crack has formed between the new building and old. This should be monitored

Above the off-shoot, there is an unsightly section of stainless steel. This does not look particularly good.

2.10.3. **Recommendations:**

B • Continue to monitor pointed up vertical joint.

A • Point open joint above roof level (lower)

2.11. NORTH ELEVATION OF THE NAVE

2.11.1. This is in random rubble. In reasonably good condition. There are two cast iron down-pipes from the gutter behind the parapet.

There are some interesting Norman fragments to the east.

2.11.2. **Condition:**
It was noted that the guttering above requires clearing out, and was being done during the inspection.

The low level stone has receding pointing.

There are 2no traceried windows. The west window stonework has been entirely renewed and there is polycarbonate protection to the glazing.

To the east window, this is of older stone and there are areas of weathering at the head of the window which require repair. Certainly the second from the left voussouir has a number of defects which should be repaired. This may be done with a conservation mortar as the area could be neatened up substantially. There are also open joints to the bottom right of the window.

2.11.3. **Recommendations:**

C • Provide mortar repair to the voussoirs to the east window on north nave. Also repoint the open joints.

C • Point at low level.

2.12. WEST ELEVATION OF ORGAN VESTRY

2.12.1. This is in random coursed ashlar with cast iron down-pipes.

2.12.2. **Condition:**
In reasonable condition. It was noted that the roofs of this off-shoot are in stainless steel.

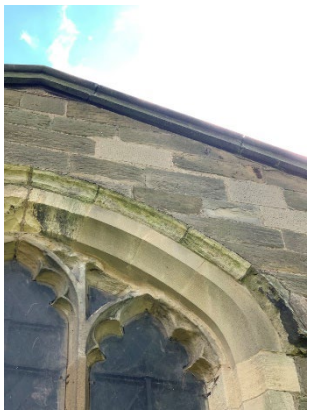
At close inspection some of the joints are open, particularly within the copings and the blind arch. There are also open joints to the left of the door. These require repointing.

2.12.3. **Recommendations:**

B • Repoint joints at parapet level and copings.

2.13. NORTH ELEVATION OF THE ORGAN VESTRY

2.13.1. This is in coursed ashlar with a traceried window. There is one buttress to the west.



2.13.2. **Condition:**
The coping joints are open and require repointing.

2.13.3. **Recommendations:**

B • Repoint joints at parapet/coping.

2.14. NORTH ELEVATION OF VESTRY

2.14.1. This is in coursed ashlar with cast iron down-pipe and water-chute above. There is a water tap externally and a drainage pipe.

2.14.2. **Condition:**
A couple of stones have lost their face, however generally the elevation is in good condition. A hole under the tap needs a stone.

The coping has open joints and requires repointing

2.14.3. **Recommendations:**

B • **Repoint copings and joint over outlet.**

B • **Repair hole with new stone.**

2.15. EAST ELEVATION OF VESTRY

2.15.1. This is in coursed ashlar with a three light traceried window with a square head. The glazing is protected with polycarbonate.

2.15.2. **Condition:**
The stonework is in reasonably good condition, but there is one open joint above the window head. This should be repointed within five years.

2.15.3. **Recommendations:**

C • Repoint open joint above the window head.

2.16. EAST ELEVATION OF TOWER

2.16.1. This appears to splay out towards the north west corner at parapet level. Get second opinion

2.16.2. **Recommendations:**

C • Get second opinion from structural engineer about NW corner of parapet.

2.17. EAST ELEVATION OF CHANCEL

2.17.1. This is in random coursed ashlar with a large traceried window with five lights.

2.17.2. **Condition:**
The tracery has been substantially renewed. Generally the elevation is in good condition apart from a number of weathering stones at low level. These should be monitored and will in due course require renewal.

There is much debris behind the polycarbonate.

2.17.3. **Recommendations:**

- **M** • Monitor weathering stones at low level.
- **C** • Clean behind the polycarbonate.

2.18. SOUTH ELEVATION OF THE CHANCEL

2.18.1. This is in random ashlar blocks with a slate roof and cast iron guttering and down pipe. There is one door into the Chancel. There are two windows with three lights.

2.18.2. **Condition:**
The elevation is in reasonable condition. Some of the stone is suffering from severe erosion and will need to be replaced.

The west window has defects in the surround, especially to the base of the east tracery stone.

2.18.3. The door head to the west side is very poor and requires replacement.

2.18.4. **Recommendations:**

- **B** • Replace stone to south chancel western window tracery.
- **B** • South chancel- replace hood mould to door.
- **B** • South chancel- replace stones and repoint towards east end.

2.18.5. **EAST ELEVATION OF SOUTH AISLE**

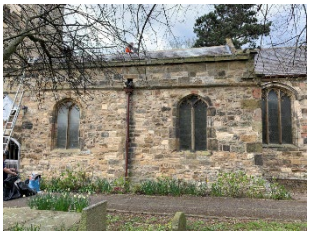
2.18.6. This is in random rubble incorporating one particularly interesting piece of stone showing the cusp of some tracery. There is a stone coping in front of a crenulated inclined parapet.

2.18.7. **Condition:**
The stone coping has lost some of its pointing towards the top. The coping should be pointed. The rest of the stonework appears to be in satisfactory condition.

2.18.8. **Recommendations:**

- **B** • Point stone coping to the east face of the south aisle.

2.18.9. **SOUTH ELEVATION OF SOUTH AISLE AND PORCH**



2.18.10. This is in random rubble with a string course, 2no two light traceried windows and an opening into the porch with an open timber door. There is one cast iron down-pipe with a lead water-shoot.

2.18.11. **Condition:**
A number of the stones have been repaired using the tile method which is quite successful. The pointing to this elevation, apart from where the new tile repairs have been made, appears to be rather hard and sitting proud of the stone work. The colour is quite good, however it is not ideal for the stone and it should be considered for replacement.

The coping to the east looks like it is coming adrift and may need re-setting. There is an open joint to the east window head.

2.18.12. There is a sundial over the entrance door which has been recently redecorated.

2.18.13. **Recommendations:**

- **M** • Monitor effect of cementitious mortar on the stone on the south elevation and schedule replacement in due course.
- **B** • Take down east end coping and re-set. Point all copings and tabling.
- **B** • Point window head – one joint.

2.19. **SOUTH ELEVATION OF THE END OF THE NAVE AND TOWER**

2.19.1. This is in random rubble. There is 1no two light window to the end of the Nave. A small slit opening to the staircase and the Belfry above.

2.19.2. **Condition:**
All in good condition.

2.20. **WEST ELEVATION OF SOUTH PORCH**

2.20.1. Random rubble 1no square headed window. Raking crenelated parapet with projecting tabling.

2.20.2. **Condition:**
Generally in good condition but parapet and tabling have open joints and are letting in water.

2.20.3. **Recommendations:**

B • West elevation of south porch - Point coping and tabling.

2.21. CHURCHYARD

2.21.1. There is an extensive Churchyard with many mature trees. It is closed and entirely maintained by the local authority. They check the trees and all of the Church monuments for stability and safety.

2.21.2. There is a notice board in good condition.

2.21.3. The pathways are generally sloped in tarmac and accessibility into the building is good.

2.21.4. The brick boundary wall to the east requires repair.

2.21.5. **Recommendations:**

B • Repair brick boundary wall at east where pointing has been lost.

3. Interior

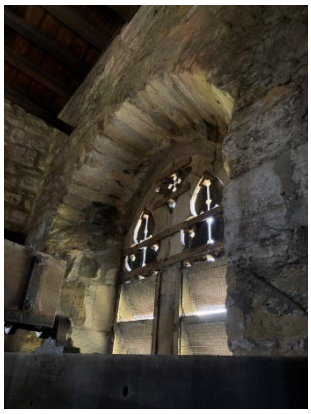
3.1. BELFRY

3.1.1. The bells should be checked over by a bell specialist.

3.1.2. **Condition:**
The timber bell frames look in good condition. The traceried windows are protected from pigeon ingress and the Carillon is in good working order.

The access onto the roof is somewhat precarious. An improvement would be to fix the top ladder just before you go through the roof hatch.

Also provide a light and a handle at the top of the first ladder.



3.1.3. **Recommendations:**

B
- Improve access to the tower roof by fixing the ladder at the top, and provide a grab bar and light.

3.2. RINGING CHAMBER

3.2.1. Below the bell chamber is the ringing chamber with a timber floor, lime washed with stone walls and timber ceiling. The structure is supported on stone corbels.

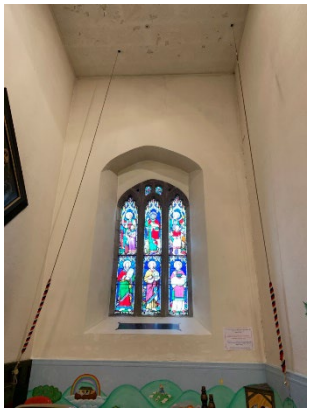
3.2.2. The window to the west is timber framed and openable. The ringing frame of the Carillon constructed by John Taylor and Co, Loughborough, is situated in the ringing chamber.

3.2.3. All in good condition.

3.3. WEST END

3.3.1. At the end of the Nave there is an arch leading to the base of the Tower. This is used for ringing two bells and also for a children's area. The lower section is panelled with timber and there are two

pews which are gated at the end. The walls are plastered and lime washed and there is a large hatchment on the south wall.



3.3.2. **Window:**
To the west there is a stained glass window of three lights and a bronze monument set into the sill.

3.3.3. **Condition:**
The ceiling of this space has a number of areas of paint loss where it is flaking away. This is likely to be modern emulsion paint and ideally should be stripped back and lime washed as the walls are.

3.3.4. At the apex of the arch there is a crack and this extends up within the Tower space and along the ceiling. Adjacent to this crack there are two other joints which have been very poorly repaired in the past. These should be cleaned back and all of them repointed and monitored for further movement within five years.

3.3.5. **Floor:**
The floor at the base of the Tower is generally in stone with an area that is close carpeted. All in good condition.

3.3.6. There is one radiator and floor grilles through which heating pipes run. On the wall there is a thermostat.

3.3.7. **Font:**
The stone font is located at the west end near the south porch entrance. It has a simple timber cover. It appears to be well sited and in satisfactory condition.

3.3.8. **Window:**
Mostly satisfactory but one crack to the bottom left red section. It is also very dirty behind.

3.3.9. **Recommendations:**

D • To the tower arch internally point open joints and monitor for further movement.
E • Strip the emulsion off the ceiling and repaint with a more suitable coating.
D • Repair the stained glass. Clean behind protection.

3.4. NAVE

3.4.1. The walls are plastered and lime washed. The floor is stone flagged with inset grilles with heating pipes running through them. To the north and south there are areas of pews which are gated. These sit on a timber floor which presumably sits directly onto the solum. There is a step up to the chancel.

3.4.2. The ceiling is panelled and part of the roof structure is visible from inside. There are lights fixed at the wall plate level and pendants hanging mid-distance in the Nave.

3.4.3. Windows:

The windows in the main body of the Church all appear to be in good condition. The opening lights were not tested.

3.4.4. **Condition:**
It was noted that at the west end at low level, some of the plaster work has fallen away from the wall due to damp. There is also another area of damp looking plaster work, half way down the Nave between the two windows. This may coincide with the down-pipe beyond.

Further disruption to the paint work and plaster work is evident in the corner at the Chancel Arch behind the pulpit. The rainwater disposal at this area should be checked for defects. The area close to the pulpit looks like it has been patched up in the past using gypsum plaster. It would be best to remove this and re-plaster with lime plaster once the wall has dried out. Elsewhere, the state of the walls is reasonable but the decorations are tired and dirty.

There is just one crack noticed to the stained glass.

3.4.5. **Recommendations:**

D • Remove gypsum plaster close to the pulpit and re-plaster with lime plaster once the wall has dried out.

B • Ensure the rainwater goods on the north nave are running freely at all times. Carry out a drainage survey to determine the state of the drains.

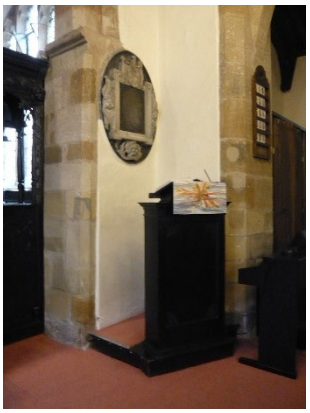
B • Repair cracked stained glass.

D • Redecorate overall with lime wash.

3.5. FURNISHINGS

3.5.1. St John's houses an outstanding collection of timberwork the majority of which is Cosin style timberwork executed by Richard Carter of Aislaby dating from the later 17th century. The pews are largely intact, however some have been removed to create open space to the south and to the west. The pews are generally gated and as such a very interesting survival from about 1674.

3.5.2. **Pulpit and Lecturn**
The pulpit is generally reconstructed from the original, whose origins may have been rooted in the 17th century but in 1825 was a multi stage pulpit. Similarly, the lectern has also been created in the same way.



3.5.3. **Chancel Screen**
At the Chancel Arch there is a chancel screen of fine later 17th Century timberwork. There are fitted choir stalls within the Chancel with galleried overthrows.

3.5.4. **Condition:**
The condition of the timberwork is fragile and it is of outstanding significance. The report by McBain highlighted a number of essential repairs and improvements to improve longevity. The recommendations must be adhered to.

3.5.5. **Recommendations:**

A
- Put into action the recommendations by Rupert McBain for the repair of the Cosin style timberwork.

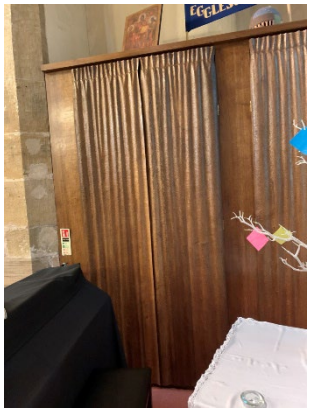
3.6. **SOUTH AISLE**

3.6.1. In the Nave, there are two arches leading to the South Aisle. The stone work is in good condition. The Aisle is close carpeted. The pews in this area have been removed to create an area flexible for various uses.

3.6.2. To the south there is a niche for the effigy. The stonework around here has been poorly pointed and would benefit from cleaning back and repointing.

3.6.3. To the east and west of the effigy there are two stained glass windows in good condition.

3.6.4. To the east and west of this space are two areas of fitted cupboards and a small Altar. These were carried out by Colin Wilbourne in 2007 to imitate curtains and other drapery. All in good condition.



3.6.5. Here there are two radiators and underfloor grilles.

3.6.6. **Recommendations:**

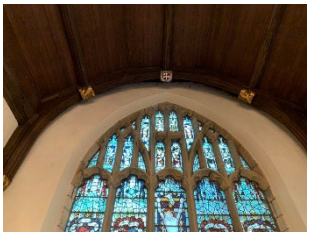
D
- Repoint the niche to the effigy.

3.7. CHANCEL

3.7.1. **Walls:**
Walls are plastered and limewashed. Within the Chancel there are doors leading to the north to the Vestry and to the south out to the south door.

3.7.2. **Floor:**
Floor is stone in smaller square tiles set at the diagonal. There are three steps up to the Altar sanctuary area with a timber Altar rail.

3.7.3. **Windows:**
There is a large stained glass five light window facing east and also one to the south. A clear glass window gives onto the choir stalls to the south.



3.7.4. **Ceiling:**
The ceiling in the Chancel is a semi-barrel vault in timber with decorated bosses at the main joints. To the north is a section of exposed pipework to the organ which is situated behind the choir stalls.

3.7.5. **Monuments:**
There are a number of 17th and 18th Century monuments. The fixings for these were not tested.

3.7.6. **Timberwork**:
See report from R McBain for detailed condition survey and recommendations for remedial work.

3.7.7. **Condition:**
There are some areas of flaking paint work at low levels within the Chancel but generally the condition is satisfactory. Decorations could be improved. Otherwise all in reasonable condition.

3.7.8. **Recommendations:**

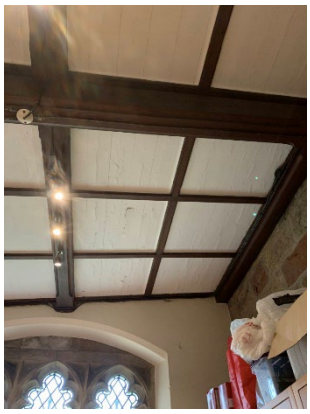
M
- Monitor the condition of the chancel monument fixings.

A
- Carry out chancel timber report recommendations.

B
- Redecorate chancel walls with lime wash.

3.8. CLERGY VESTRY

3.8.1. There are a number of new oak fitted cupboards. Three of the four walls are plastered and painted and one wall is in exposed stone work. All in good condition.



3.8.2. **Window:**
There is a three light window with clear glass facing east.

3.8.3. **Ceiling:**
The ceiling is panelled and boarded. The paintwork is flaking and lack of ventilation might be a problem.

3.8.4. Within this space there is a Victorian style radiator and also the incoming mains. The distribution board and switches all appear to be in good condition and new.

3.8.5. **Recommendations:**

C
- Redecorate ceiling and improve ventilation.

3.9. ORGAN LOFT / CHOIR VESTRY

3.9.1. From the Vestry leads to an area behind the organ. This has fitted cupboards for the choir music. From the passageway, there is an external door leading directly outside.

3.9.2. **Floor:**
Throughout the Vestry it is close carpeted.

3.9.3. **Walls:**
The walls are plastered and painted.

3.9.4. **Ceiling:**
The ceiling is boarded and painted.

3.9.5. **Organ:**
The organ has not been played recently. Access into the organ loft was not possible.

3.9.6. **Condition:**
Condition is good.

3.10. NEW EXTENSION TO THE WEST END

3.10.1. The door leads into a lobby area which is of plastered walls painted. There is a door leading outside and to the kitchen and disabled WC. There are 3no gas boilers the loft above.

3.10.2. **Floor:**
York stone.

3.10.3. **Ceiling.**
Plasterboard. Painted.

3.10.4. **Condition:**
All appear to be in good condition, except for a significant crack along the beam to the ceiling and at the junction with the Church.

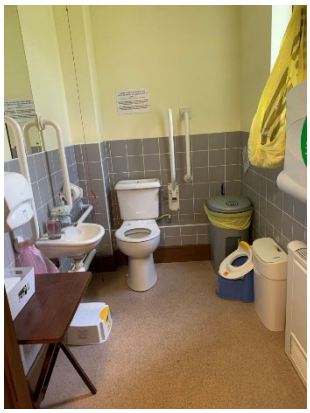
3.10.5. Recommendations:

E
- Clutter should be reduced to allow easy access for wheelchair users to the WC.

B
- Fill and monitor cracks along the beam to the ceiling and at the junction of the north extension with the Church.

3.10.6. **KITCHEN AND WC**

3.10.7. WC:
Adjacent to the kitchen is the disabled WC and baby changing unit. This is fully kitted out with doc M equipment and also an alarm which indicates externally. All in good condition with a window to the north.



3.10.8. Kitchen:
Walls:
The walls in the kitchen are plaster board painted and also exposed stone.
There are a number of fitted kitchen cupboards base and wall.

3.10.9. Windows:
There is one window which has secondary glazing and clear glass.

3.10.10. Floor:
The floor is solid with a Rhino- floor non-slip vinyl flooring.

3.10.11. Services:
Behind the wall cupboards there is a distribution board for the extension. There is under cupboard heating. There is a hatch to the space above which houses the boiler, however access was not gained on this inspection. No problems with the boiler or the roof

space were reported. There are a number of exposed pipes which are lagged within the kitchen space and the boiler area is above.

3.10.12. There are alarms to the roof and CCTV fitted.

3.10.13. **Condition:**
There is a crack at the junction of the ceiling plasterboard and stone walls (approximately 10mm) and wall plasterboard and stone wall (approximately 15mm).

3.10.14. **Recommendations:**

M
- The boiler should be serviced regularly.

A
- Cause of movement to be commented on by structural engineer. Fill and monitor.

3.11. SOUTH PORCH

3.11.1. The south porch is open and houses another effigy and a number of other ancient stones appearing to be Saxon in origin. These are laid on top of the stone seats to the east and west.

3.11.2. **Condition:**
The limewash finish at higher levels is beginning to flake away and damage is evident but generally the space is in reasonable condition.

3.11.3. **Recommendations:**

C
- Redecorate the south porch in limewash after external repair to copings.

4. Summaries

The following gives outline costs only and must only be used in the most general terms. An accurate estimate can be obtained by specifying the works and either obtaining a pre-tender estimate from a cost consultant or getting competitive quotes. Do not rely on these figures.

The report provides a broad indication of likely costs in the following bands:

Cost Band
1 – £0-1,999;
2 – £2,000-9,999;
3 – £10-29,999;
4 – 30,000-£49,999;
5 – £50,000-249,999;
6 - £250,000 or more

4.1. URGENT WORKS/ INVESTIGATIONS – CATEGORY A

ITEM	Comment	COST BAND
2.10.3	North & east elevation of west extension: Point open joint above roof level (lower)	2
3.5.5	Put into action the recommendations by Rupert McBain for the repair of the Cosin style timberwork.	3
3.7.8	Carry out chancel timber report recommendations.	Inc above
3.10.14	New extension: Cause of movement to be commented on by structural engineer. Fill and monitor.	1

4.2 ATTENTION WITHIN NEXT TWELVE MONTHS – CATEGORY B

ITEM	Comment	Broad Budget Costs
2.1.3	To the Nave Roof: • Clean and check north nave gutter (being done on day of inspection) • Replace broken and missing slates (approx 4 no.) (being done on day of inspection) • Repoint area of ridge stones (being done on day of inspection) • Redesign area of flat roof between old flue and tower wall – finish in lead and drain to slates or side gutter.	2
2.2.3	South Aisle Roof: Remove corrosion and coat the stainless steel.	1

2.5.3	Tower Roof: Repair/replace lead cover flashings and point in using leadmate.	1
2.8.3	West face of west extension: Monitor movement crack.	1
2.10.3	Continue to monitor pointed up vertical joint.	Inc. above
2.12.3	West elevation of organ vestry: Repoint joints at parapet level and copings.	1
2.13.3	North elevation of organ vestry: Repoint joints at parapet/coping.	Inc. above
2.14.3	North elevation of vestry: Repoint copings and joint over outlet.	1
2.14.3	North elevation of vestry: Repair hole with new stone.	1
2.18.4	Replace stone to south chancel western window tracery.	2
2.18.4	South chancel- replace hood mould to door.	Inc. above
2.18.4	South chancel- replace stones and repoint towards east end.	Inc. above
2.18.8	East elevation of south aisle: Point stone coping to the east face of the south aisle.	1
2.18.13	South elevation of south aisle: Take down east end coping and re-set. Point all copings and tabling.	2
2.18.13	South elevation of south aisle: Point window head – one joint.	Inc. above
2.20.3	West elevation of south porch: Point coping and tabling.	1
2.21.5	Repair brick boundary wall at east where pointing has been lost.	1
3.1.3	Improve access to the tower roof by fixing the ladder at the top, and provide a grab bar and light.	1
3.4.5	Ensure the rainwater goods on the north nave are running freely at all times. Carry out a drainage survey to determine the state of the drains.	1
3.4.5	Repair cracked stained glass.	1
3.7.8	Redecorate chancel walls with lime wash.	2
3.10.5	New extension:	1

Fill and monitor cracks along the beam to the ceiling and at the junction of the north extension with the Church.

4.3 ATTENTION WITHIN NEXT TWENTY FOUR MONTHS – CATEGORY C

ITEM	Comment	Broad Budget Costs
2.3.3	Chancel gutters: Redecorate cast iron gutters and downpipes every 5 years.	2
2.4.3	Vestry roof: Investigate stainless steel roof for corrosion.	1
2.5.3	Tower parapet: Re-point stonework to the parapet.	1
2.7.7	West elevation of tower: • Mortar repairs required to larger stone cavities at lower level on tower west elevation. • Make stone repair by indent to the left window mullion to the lower west window. • Reinstate moulding to the string course of the belfry on west face.	2
2.9.4	North elevation of tower: Point open joints and monitor for movement.	2
2.11.3	North elevation of nave: • Provide mortar repair to the voussoirs to the east window on north nave. Also repoint the open joints. • Point at low level.	2
2.15.3	East elevation of vestry: Repoint open joint above the window head.	1
2.16.2	East elevation of tower: Get second opinion from structural engineer about NW corner of parapet.	1
2.17.3	East chancel window: Clean behind the polycarbonate.	1
3.8.5	Clergy vestry: Redecorate ceiling and improve ventilation.	1
3.11.3	Redecorate the south porch in limewash after external repair to copings.	1

4.4 ATTENTION WITHIN THE NEXT QUINQUENNIUM – CATEGORY D

ITEM	Comment	Broad Budget Costs
2.5.3	Tower parapet: Monitor deteriorating stonework.	1
2.9.4	Reinstate moulding to the string course of the belfry on north face.	2
3.3.9	To the tower arch internally point open joints and monitor for further movement.	1
3.3.9	West window: Repair the stained glass. Clean behind protection.	2
3.4.5	Nave: • Remove gypsum plaster close to the pulpit and re-plaster with lime plaster once the wall has dried out. • Redecorate overall with lime wash.	3
3.6.6	South aisle: Repoint the niche to the effigy.	1

4.5 DESIRABLE/ NOTABLE – CATEGORY E

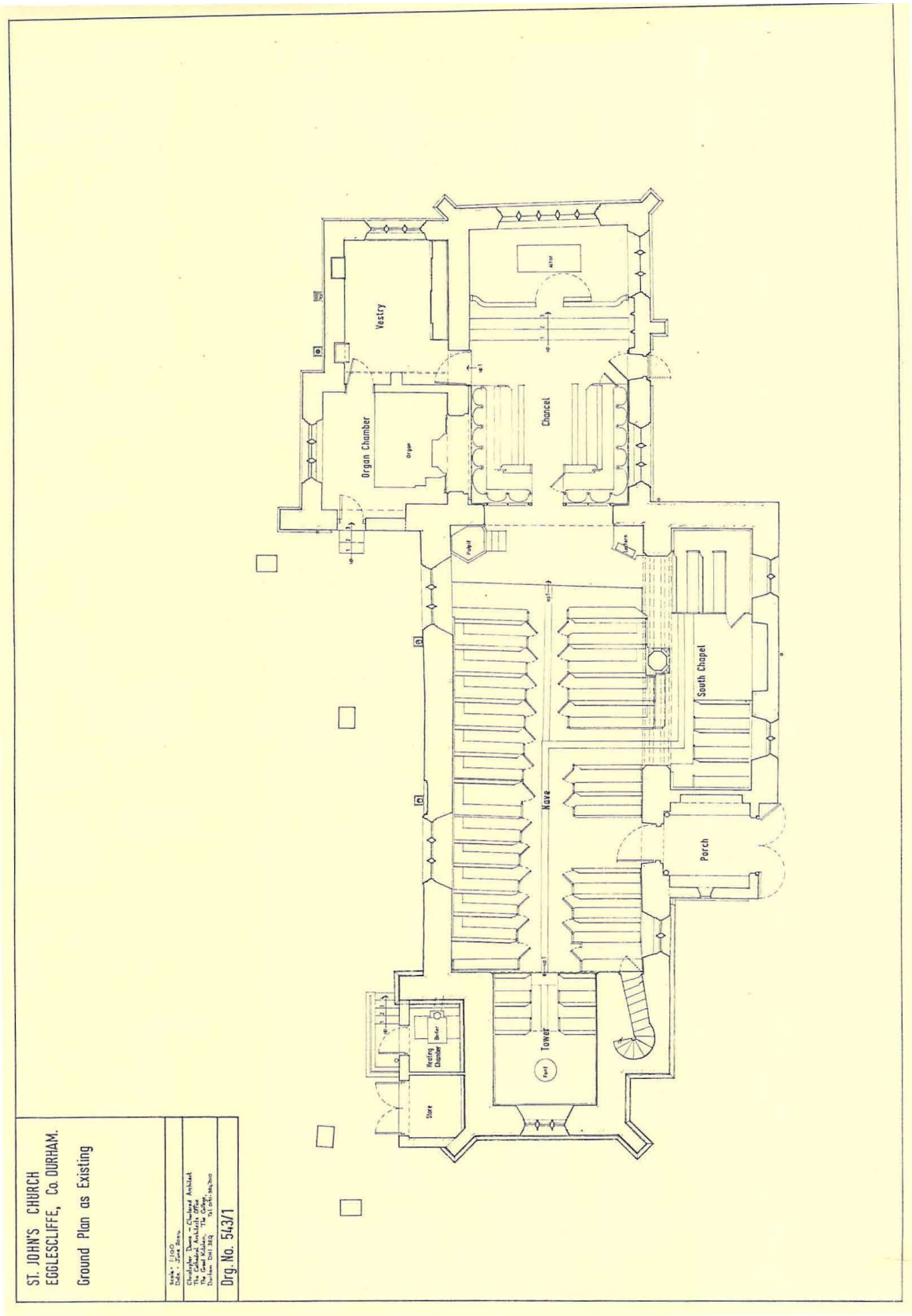
ITEM	Comment	Broad Budget Costs
3.3.9	Tower: Strip the emulsion off the ceiling and repaint with a more suitable coating.	2
3.10.5	New extension: Clutter should be reduced to allow easy access for wheelchair users to the WC.	-

4.5 ROUTINE MAINTENANCE – CATEGORY M

ITEM	Comment	Broad Budget Costs
2.17.3	Monitor weathering stones at low level. At next QI.	-
2.18.13	Monitor effect of cementitious mortar on the stone on the south elevation and schedule replacement in due course.	-
3.7.8	Monitor the condition of the chancel monument fixings.	-

3.10.14	The boiler should be serviced regularly.	1

APPENDIX A: Plan of Church



APPENDIX B: Maintenance Plan

MAINTENANCE
The following list gives an indication of the time of year when certain jobs should be done:

SPRING / EARLY SUMMER
Make full inspection of the church for annual meeting
Check church inventory and update log book
Sweep out any high-level spaces. Check for bats and report any finds to the nature conservancy agency
Cut any ivy starting to grow up walls and poison
Spray around the base of the walls to discourage weed growth
Check heating apparatus and clean flues
Arrange for routine servicing of heating equipment
Check interior between second week of April and second week of June for active beetle infestation and report findings to the professional adviser
Check all ventilators in the floor and elsewhere and clean out as necessary
Spring clean the church

SUMMER
Cut any church grass
Cut ivy growth and spray again
Re-check heating installation before autumn and test run
Arrange for any external painting required

AUTUMN
Check gutters, downpipes, gullies, roofs etc. after leaf fall
Rod out any drain runs to ensure water clears easily, especially under pavements
Inspect roofs with binoculars from ground level, counting number of slipped slates etc. for repair
Clean rubbish from ventilation holes inside and out
Check heating installation, lagging to hot water pipes etc. and repair as necessary

WINTER
Check roof spaces and under floors for vermin and poison
Check under gutters after cold spells for signs of leaking roofs
Bleed radiators and undertake routine maintenance to heating systems
Check temperature in different areas of the building to ensure even temperature throughout and note any discrepancies

ANNUALLY
Arrange for servicing of fire extinguishers
Check condition of outside walls, windows, steps and any other areas likely to be a hazard to people entering the building
Check the extent of any insurance cover and update as necessary

EVERY 5 YEARS
Arrange for Quinquennial Inspection
Arrange for the testing of the electrical systems
Arrange for the testing of any lightning protection

APPENDIX C: Electrical Report

APPENDIX D: Lightning Conductor Report

STONE
TECHNICAL SERVICES
GROUP LTD
The Building & Structure Experts

Lightning Protection
Remedial Repair & Test Certificate

ATLAS NO. 0301 REFERENCE MP/00056/14225	PASS / FAIL: PASS

DETAILS OF CLIENT

Name:	Brian Robinson
Address:	Butts Lane, Eaglescliffe, United Kingdom, TS16 9BT

SITE ADDRESS

Name:	St Johns Church Eaglescliffe
Address:	Butts Lane, Eaglescliffe, TS16 9BT
Work Type:	Remedial Repair & Test
Comments:	Remedial Repair & Test CRM 11333

AIR TERMINATION NETWORK

ROOF TYPE

Slate

ROOF COLOUR

Black

AIR RODS

500mm	1000mm	2000mm	None
☐	☐	☐	☐

MATERIAL

Copper	**Aluminium**	Steel Frame	Re-Bar	Metallic
☐	☑	☐	☐	☐

CONDUCTOR SIZE

20 x 3mm	**25 x 3mm**	8mm	50 x 6mm	50mm CSA
☐	☑	☐	☐	☐

70mm CSA	95mm CSA	120mm CSA
☐	☐	☐

PVC COLOUR

Brown	**Black**	Grey	White	Stone
☐	☑	☐	☐	☐

Bare	Green/Yellow
☐	☐

FIXING

Non-Metallic	**Slate Holdfasts**	Felt Cleats	Self Adhesive	Metallic
☐	☑	☐	☐	☐

In Cavity
☐

MESH GRID SIZES

20m x 20m ☐ | 15m x 15m ☐ | **10m x 10m** ☑ | 5m x 5m ☐

ROOF STYLES

Flat ☑ | **Pitched & Hipped** ☑ | **Pitched & Gabled** ☑

BONDING

MATERIAL

Copper ☐ | **Aluminium** ☑ | Steel Frame ☐ | Re-Bar ☐ | Metallic ☐

CONDUCTOR SIZE

20 x 3mm ☐ | **25 x 3mm** ☑ | 8mm ☐ | 50 x 6mm ☐ | 50mm CSA ☐

70mm CSA ☐ | 95mm CSA ☐ | 120mm CSA ☐

FIXING

Non-Metallic ☑ | Slate Holdfasts ☐ | Felt Cleats ☐ | Self Adhesive ☐ | Metallic ☐

In Cavity ☐

BONDS

AC Unit ☐ | TV Aerial ☐ | Balcony ☐ | CCTV ☐

TYPE OF BONDS

B Bond ☐ | Rivet ☐ | Tower Clamp ☐ | **Nut & Bolt** ☑

DOWN CONDUCTOR NETWORK

INTERNAL DOWN CONDUCTORS

0

MATERIAL

Copper ☐ | **Aluminium** ☑ | Steel Frame ☐ | Re-Bar ☐ | Metallic ☐

CONDUCTOR SIZE

20 x 3mm ☐ | **25 x 3mm** ☑ | 8mm ☐ | 50 x 6mm ☐ | 50mm CSA ☐

70mm CSA ☐ | 95mm CSA ☐ | 120mm CSA ☐

PVC COLOUR

Brown ☐ | Black ☐ | Grey ☐ | White ☐ | **Stone** ☑

Bare ☐ | Green/Yellow ☐

FIXING

Non-Metallic ☑ | Slate Holdfasts ☐ | Felt Cleats ☐ | Self Adhesive ☐ | Metallic ☐

In Cavity ☐

TEST CLAMPS

Oblong ☑ | Bi-Metal ☐ | Square ☐ | Plate Type ☐ | Stainless Steel ☐

A Clamp ☑ | Screw Down ☐

GROUND CONDITIONS

Wet ☐ Dry ☐ **Damp** ☑

CONDUCTOR TYPES

High Level Bond ☐ Low Level Bond ☐

EARTH TEST RESULTS

REF	RESISTANCE	GROUND TYPE	HOUSING TYPE	EARTHING TYPE	EARTH SIZE	EARTH LENGTH	TEST FACILITY	TEST POSITION	TEST METHOD	PASS OR FAIL?
E1	15.1 ohms	Soil	Concrete	Electrode Copperbond	16 Dia	1200	Stainless Steel	Wall	Dead	PASS
E2	20 ohms	Gravel	Concrete	Electrode Copperbond	16 Dia	1200	Stainless Steel	Wall	Dead	PASS
E3	11 ohms	Tarmac	Plastic Furse	Electrode Copperbond	16 Dia	1200	Stainless Steel	Wall	Dead	PASS
E4	11.6 ohms	Tarmac	Concrete	Electrode Copperbond	16 Dia	1200	Stainless Steel	Wall	Dead	PASS
E5	14.5 ohms	Gravel	Concrete	Electrode Copperbond	16 Dia	1200	Stainless Steel	Wall	Dead	PASS
E6	15.35 ohms	Gravel	Concrete	Electrode Copperbond	16 Dia	1200	Stainless Steel	Wall	Dead	PASS
E7	15.9 ohms	Gravel	Concrete	Electrode Copperbond	16 Dia	1200	Stainless Steel	Wall	Dead	PASS

Through System Test:	2.04
Mean Resistance:	2.039

EQUIPOTENTIAL CONDUCTOR

INSTALLED

Yes ☐ **No** ☑

MATERIAL

Copper ☐ Aluminium ☐ Steel Frame ☐ Re-Bar ☐ Metallic ☐

CONDUCTOR SIZE

20 x 3mm ☐ 25 x 3mm ☐ 8mm ☐ 50 x 6mm ☐ 50mm CSA ☐

70mm CSA ☐ 95mm CSA ☐ 120mm CSA ☐

PVC COLOUR

Brown ☐ Black ☐ Grey ☐ White ☐ Stone ☐

Bare ☐ Green/Yellow ☐

FIXING

Non-Metallic ☐ Slate Holdfasts ☐ Felt Cleats ☐ Self Adhesive ☐ Metallic ☐

In Cavity ☐

SURGE PROTECTION

MAIN INCOMER

Quantity:	
Type:	ESP 415/I/TNS
Installation By:	Not Specified

SUB DISTRIBUTION

Quantity:	
Type:	ESP 415/I/TNS
Installation By:	Not Specified

DATA INSTALLATION	
Quantity:	
Type:	ESP 415/I/TNS
Installation By:	Not Specified

TELECOMS INSTALLATION	
Quantity:	
Type:	ESP 415/I/TNS
Installation By:	Not Specified

INSPECTION & TESTING

Date of Inspection:	07 September 2020
Next Inspection Due:	September 2021
Test Engineer:	Mark Porter
Instrument Ref:	N/A

DECLARATION OF CONFORMITY

Engineer:

Signature		Date:	07 September 2020	Name:	Mark Porter

Reviewed By:

Signature	G. Donald	Date:	09 September 2020	Name:	Garry Donald

APPENDIX E: Work Carried Out Since Last Inspection

a) Clearing of chocked gutters and downpipes if not already done (check and if necessary repeat every six months)
b) Minor repairs to roof slating and chancel ridge pointing .
c) Testing of lightning conductor
d) Re-building of further sections of Churchyard boundary walls.
e) Keeping timber floors under observation in case looseness indicates decay.