



QUINQUENNIAL INSPECTION REPORT - MAY 2026

ALL SAINTS CHURCH

LOW MOOR ROAD, LANGLEY PARK, CO. DURHAM, DH7 9TZ

The Parishes of Esh, Hamsteels, Langley Park and Waterhouses
Archdeaconry of Durham, Diocese of Durham
Incumbent: Reverend Michael J. Peers

Report prepared by

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CONTENTS

1. EXECUTIVE SUMMARY	4
2. PREVIOUS INSPECTIONS	4
3. WORKS COMPLETED SINCE THE PREVIOUS INSPECTION	4
4. BRIEF DESCRIPTION	5
5. PLAN OF THE CHURCH	6
6. LISTING STATUS	7
7. MAINTENANCE RESPONSIBILITY	7
8. LIMITATIONS OF THE REPORT	7
9. STRUCTURE OF THE REPORT	7
10. EXTERIOR	8
10.1. ROOF COVERINGS	8
Bel-cote	8
Southern Pitch of the Nave Roof	9
Porch Roof	10
Roof over the South Vestry	11
Tiled East Gable to Nave	12
Roof over the Chancel	13
Roof over the North Vestry	14
North Pitch of the Nave Roof	15
10.2. RAINWATER GOODS AND DISPOSAL SYSTEMS	16
10.3. WALLING AND POINTING	17
South Elevation of the Nave	17
Porch	18
South Vestry	19
Chancel	20
North Vestry	21
North Elevation of the Nave	22
West Gable of the Nave	23
10.4. DOORS, WINDOWS AND SURROUNDS	24
Exterior Doors	24
Windows	26
10.5. BELOW GROUND DRAINAGE	28

11. INTERIOR	28
11.1 ROOF, CEILING VOIDS AND VENTILATION.....	28
11.2 ROOF STRUCTURES AND CEILINGS	29
11.3 INTERNAL WALLS	30
11.4 PARTITIONS, SCREENS, PANELLING, DOORS AND DOOR FURNITURE.....	31
Partitions, Screens and Panelling.....	31
Interior Doors.....	32
11.5 FLOORS AND PLATFORMS	33
11.6 BASEMENT HEATING CHAMBER.....	34
11.7 MONUMENTS AND TOMBS.....	36
11.8 FIXTURES, FITTINGS AND FURNITURE	37
11.9 ORGAN	38
12. CHURCHYARD AND ENVIRONS.....	38
13. SERVICES	40
14. 42	
14. SUMMARY OF REPAIRS	43
15. MAINTENANCE PLAN	45
16. ADVICE TO THE PCC	47
17. DRAWINGS OF THE CHURCH	49

1. EXECUTIVE SUMMARY

This inspection was carried out on 26th May 2026. The weather was bright, sunny and around 21 deg.C, and it had been dry for several days. This was the author's fourth QQ inspection of the church.

The church remains in good condition, and ongoing repairs are being carried out to maintain this. The only item of concern is a split opening up in the RSJ above the door to the basement heating chamber, coupled with some distortion of the beam. This doesn't show in photos taken in earlier inspections, so it warrants an inspection by a structural engineer in the near future.

Community facilities installed in 2019, consisting of an accessible WC, a kitchenette, and a seating area, are being well used and bringing life to the church outside the usual services. The decoration carried out as part of these works, including repainting the whole interior of the church, still looks fresh which helps to give the church a welcoming atmosphere.

2. PREVIOUS INSPECTIONS

The last inspection was carried out by Adam Vaughan in April 2021. The following summary points were highlighted in the report:

- The church remained in good condition. Almost all of the recommendations for work needed related to maintenance matters.
- Some work to the timber sole plate around the porch was recommended to reduce the risk of timber decay.
- The concrete flagstones around the basement stair needed attention to avoid trip hazards.
- Various repairs to roofs and guttering were highlighted to avoid water ingress.
- It was recommended that a structural engineer be appointed to assess the cracking in the North Vestry and the west gable of the Nave. The structural movement is so gradual that it can't be readily or accurately assessed by eye alone, and an engineer would install small 'tell-tales' which will allow measurement over a number of years.

3. WORKS COMPLETED SINCE THE PREVIOUS INSPECTION

The Church Log was inspected and the following items of work are recorded since the previous Quinquennial Report:

- Fire extinguisher inspections are being carried out annually.
- The boiler was serviced in January 2024
- A new altar carpet was fitted in 2023

The vicar Michael J Peers confirmed that the following have also been carried out, but not yet recorded:

- The electrical system was inspected in 2025, but the certificate is outstanding.
- Localised roof repairs were carried out to the South roof adjacent to the porch, and the flashings and gutter behind the chimney.
- The porch doors were repainted in 2022.

No updated records could be found for:

- PAT testing of electrical appliances.
- Organ tuning. The last QQ report showed this was last tuned in October 2016.

- Testing of the lightning conductor system. The last QQ report showed this was last tested in September 2016, with subsequent repairs and improvements made in December of that year.

4. BRIEF DESCRIPTION

All Saints Church is located in the centre of Langley Park, on Low Moor Road, in County Durham.

"The church was built in 1886-7 to a design by E.L. Swatman of London. It consists of Nave with South Porch, and Chancel with Vestry to its South, and Organ Chamber/Vestry plus toilet etc. subsequently added to its North. There is a heating chamber under this north Vestry."

"External walls are of red brick with stone dressings, plastered internally. Roofs are covered with Welsh slate and the timber structure is open to the Nave. A slate-covered fleche surmounts the east end of the Nave roof, and the east wall of the Nave above the Chancel is timber-framed with the elaborate framing expressed internally and tile-hung externally. The style is a very plain derivation from the Early English lancet period."

(Extracts from Report on Quinquennial Inspection by Christopher Downs, 2004)

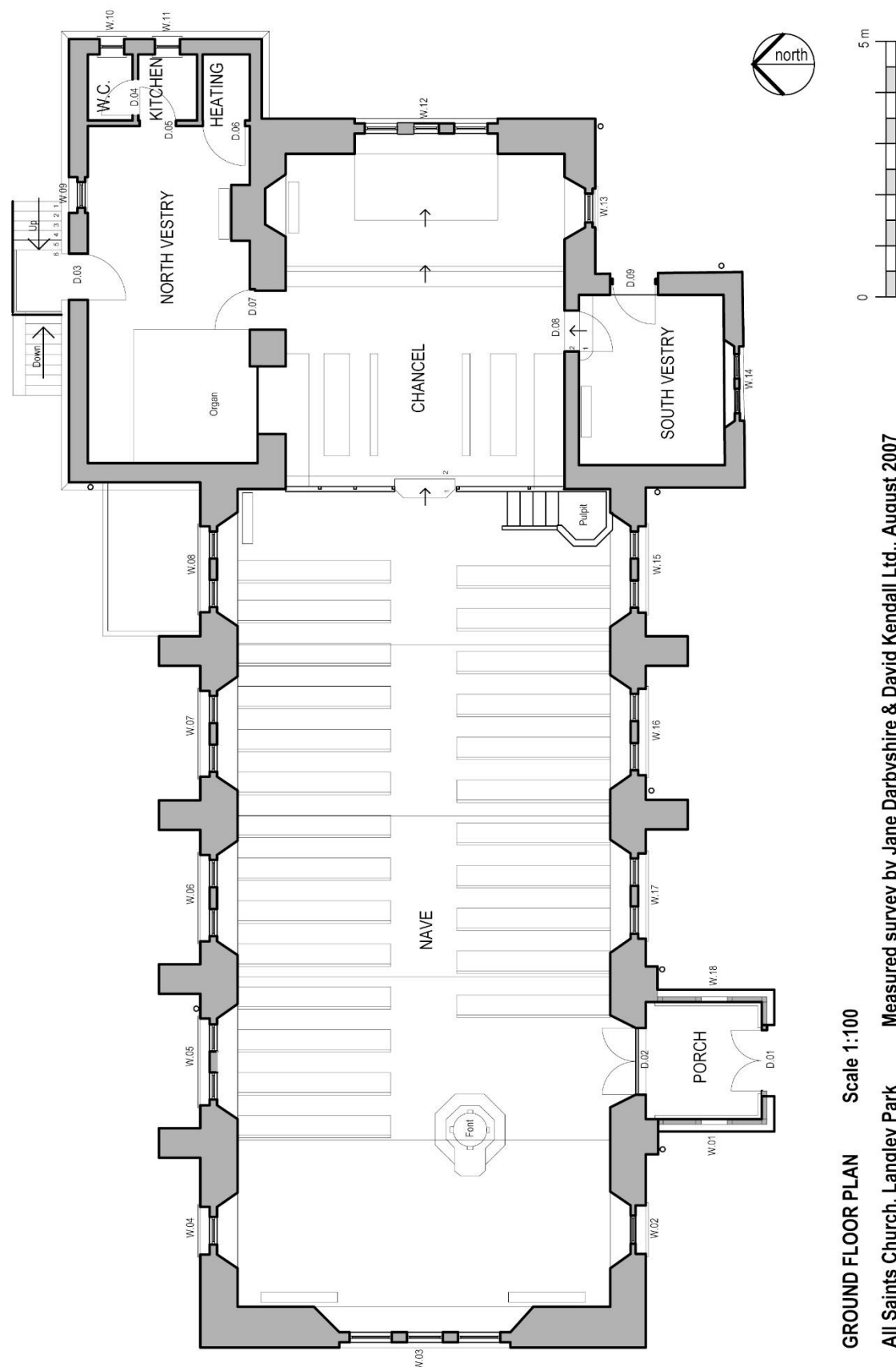


The church is used with the liturgical orientation.

A copy of a plan by E.L. Swatman is included at the back of this report, together with a measured survey prepared by Christopher Downs. Both of these drawings are included in the 2004 report.

JDDK Architects prepared outline proposals for the provision of a community room and toilet facilities in the church in September 2007. A measured survey was carried out by the practice at the same time, and key drawings are included at the back of this report. Window and door references given in this report relate to these drawings.

5. PLAN OF THE CHURCH



GROUND FLOOR PLAN Scale 1:100

All Saints Church, Langley Park Measured survey by Jane Darbyshire & David Kendall Ltd., August 2007

6. LISTING STATUS

At the time of writing, the church is not listed and does not lie in a conservation area. There are no scheduled ancient monuments on the site or any tree preservation orders in place.

7. MAINTENANCE RESPONSIBILITY

Responsibility for the maintenance of the church lies with the PCC. The churchyard is closed and Durham County Council are maintaining it, with support from church volunteers.

8. LIMITATIONS OF THE REPORT

This report has been prepared for the purposes of the Quinquennial Inspection only and is not intended as a specification for any works required to the fabric of the Church or as a means to obtaining prices from builders.

The inspection was made from the ground externally, and from readily accessible floor levels internally. The inspection was visual only and involved no opening up of enclosed spaces or structures, even if further inspection or such spaces or structures may be recommended in the report.

The report is therefore restricted to the general condition of the building and its defects.

9. STRUCTURE OF THE REPORT

The inspection was made starting at the porch, and walking in an anti-clockwise direction around the church. Consecutive circuits were made inspecting the building from the top downwards. The report is presented in the same manner, and describes the inspection using the following format:

- Component
- Description
- Condition
- Repair Needs

Repair needs are also summarised according to category denoting the urgency of the work required.

- A** Urgent, requiring immediate attention
- B** Requires attention within 12 months
- C** Requires attention within the next 18-24 months
- D** Requires attention within the Quinquennial period
- E** A desirable improvement with no timescale
- M** Routine maintenance (eg. clearing leaves from a gutter) This can be done without professional advice or a faculty

10. EXTERIOR

10.1. ROOF COVERINGS

Bell-cote

	Description • The bell-cote and its spirelet are dressed in Welsh slate with mitred hips. • Hardwood louvres to the sides are well sheltered by generous overhangs on all sides. • Junctions are protected with lead ridges, flashings, soakers and rolls. • Spirelet is topped with a weather vane and lightening conductor. Conductor cable is clipped to the East side of the bell-cote, and East gable of the Nave.	
	Condition • The 2004 report indicated that the bell-cote and spirelet were overhauled in 1992 including the replacement of the original shingles with Welsh slate. • As far as can be seen from ground level, the structure is in sound condition • Exposed timber is showing signs of distortion, and would benefit from coating with timber preservative to prolong its lifespan. However, no loose timbers are visible.	

	Repair Needs • When roof repair works are next carried out, it is suggested that the contractor inspect the timberwork for any loose elements • Exterior timber work is due for treatment with timber preservative.	E E
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Southern Pitch of the Nave Roof

	Description • Welsh slates. • Roll-top clay ridge tiles. • Mortar verges.	
	Condition • Generally in good condition. There is one missing slate to the left of the porch and it is sitting in the gutter. • Mortar pointing and bedding to the ridge tiles appears sound. Westernmost ridge tile does not match the others. • Pointing to the western verge is complete and appears to be stable.	

	Repair Needs • Refix slipped slate. • Monitor slates and refix any which continue to slip, or are blown off. • Replace westernmost ridge tile with a closer match to the others.	B M E
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Porch Roof

	Description • Welsh slate • Roll-top clay ridge tiles. • Painted timber bargeboards at gable • Stepped lead flashings at abutment to wall of the Nave	
	Condition • Generally in good condition. No missing slates, although one or two are slipping and others have chipped corners. • Mortar pointing and bedding to ridge tiles is sound, although beginning to weather out of the joints at the top edge. • Lead flashings are in good condition. • The coating on the barge boards is breaking down	
	Repair Needs • Remove degrading paint to barge boards and repaint. • Monitor slates and refix any which continue to slip, or are blown off.	C M

Roof over the South Vestry

	Description • Welsh slate • Roll-top clay ridge tiles. • Mitred slate hips • Mortar verges. • Stepped lead flashings at abutment to wall of the Nave and Chancel	
	Condition • Generally in good condition, with slates secure although some have chipped corners. The slipped slate on the East slope, identified in the last report, has been stabilised with a mortar fillet on the hip. • Mortar pointing and bedding to ridge tiles is sound, although beginning to weather out of the joints at the top edge. • It is peculiar that no lead roll flashings were originally installed at the hips and the slate to slate junction is a vulnerable construction method and warrants careful monitoring. • Minor cracking in pointing to the verge. • Lead flashings are in good condition	
	Repair Needs • Monitor slates and refix any which continue to slip, or are blown off.	M

Tiled East Gable to Nave

	Description • Clay tile hanging below mortar verges. • Note that only the Southern part of the gable can be seen from ground level due to the North Vestry roof which conceals the Northern part from view.	
	Condition • All tiles appear sound although one or two have broken corners. • One tile has slipped noticeably and should be monitored. It doesn't appear to have moved since the last report. Any further slippage will warrant a repair. • Mortar pointing to the verge continues to crack and the ends of the roof sparring boards are visible. It is time for this to be repaired.	
	Repair Needs • Repoint the mortar verge and fix the tile that has slipped. • Continue to monitor other tiles for slippage.	C M

Roof over the Chancel

	Description • Welsh slate • Roll-top clay ridge tiles. • Mortar verges. • Lead valleys to the North and South Vestries. • Metal cross (lead?) fixed to the ridgeline	
	Condition • Generally in good condition. No missing slates, although one or two have chipped corners. • Mortar pointing between ridge tiles is weathering out in some areas. • Ridge tile bedding has cracked away at the East gable. • Minor cracking to the mortar verge at the East gable.	
	Repair Needs • Monitor slates and ridge tiles and refix any which continue to slip or are blown off. • Monitor cracks in mortar verge and carry out repairs should any fall out before the next inspection.	M M

Roof over the North Vestry

	Description • Welsh slate • Roll-top clay ridge tiles. • Mitred slate hips • Painted timber bargeboards at gable • Lead valleys to the Chancel	
	Condition • Generally in good condition. No missing slates, although one or two have chipped corners. • Mortar pointing between ridge tiles is weathering out in some areas. • The vicar reports that the flashings to the rear of the stub chimney on East slope have been cleared out since the last inspection, with plant growth removed. • A short length of timber moulding is still missing at the verge leaving roof timber exposed to driving rain.	
	Repair Needs • Timber moulding on verge should be completed.	C

North Pitch of the Nave Roof

	Description • Welsh slates. • Roll-top clay ridge tiles. • Mortar verges. • Brick chimney stack rising from the North East corner, with stepped lead flashings.	
	Condition • Generally in good condition. No missing slates, although one or two have chipped corners. • Mortar pointing between ridge tiles is weathering out in some areas. • Pointing has weathered out of the chimney in some areas. This now warrants attention to prevent any water damage or dislocation.	
	Repair Needs • Repoint the chimney and check that capping is sound.	D

10.2. RAINWATER GOODS AND DISPOSAL SYSTEMS

	Description • The guttering is a mixture of original cast iron box-section guttering, with some half-round cast iron and modern black plastic ogee guttering. • Downpipes are a combination of black plastic, cast iron and aluminium. • Mounting of flat-bottomed gutters on a brick corbel makes the masonry vulnerable to leaks at gutter junctions, and these leaks may not be easily spotted.	
	Condition • The inspection was carried out after several dry sunny days, so it was not possible to see the signs of overflowing gutters. Efflorescence on some areas of brickwork would suggest that there is (or has been) some leakage from the system. • The downpipe from the East gutter on the Porch does not appear to be discharging to a gulley at ground level. • Half of the water from the North pitch of the Nave roof discharges onto the roof of the North Vestry at the base of the chimney stack. This is a risky detail, and it's causing considerable algal growth. The area of roof discharging to the single downpipe on the West elevation of the North vestry will almost certainly overload the gutter and pipe during heavy rain causing spillage onto the wall beneath. • Plant growth was observed in some gutters.	

	Repair Needs • All leaking gutter joints should be repaired, and all plant growth removed. • Cast iron gutters, such as those on the North wall of the Nave, should be recaulked and repainted. • Longer term, the PCC should consider complete renewal of guttering and downpipes. At this time, it will be worth considering the following: ○ Introduce a second line of defence such as a high performance felt or DPC between the gutter and the top of the corbel. ○ Use continuous seamless aluminium guttering will avoid the risks of leaky joints. ○ Downpipes should be reintroduced where they have been removed so that all guttering is adequately drained. ○ Introduce a downpipe to the guttering on the North of the Nave to remove water currently being discharged to the North Vestry roof.	C
		D
		E

10.3. WALLING AND POINTING

South Elevation of the Nave

	Description • Red brick walling with brick sills, buttresses, corbels and arched window heads. Brick plinth below slate DPC. Air bricks suggest that walling may have an internal cavity.	

	Condition - The saturation and efflorescent noted in the previous reports is still noticeable, suggesting that the brickwork is continues to dry out. - Pointing is generally in good condition, although there are some small areas needing attention in the longer term.	
	Repair Needs Brush off the worst of any remaining efflorescence.	M

Porch

	Description Half timbered with roughcast plaster between the timber studs, and then brickwork below a line of creasing tiles under the timber sole.	
	Condition - The timber soleplate at half height is exposed to the elements in some locations due to flaking paint, despite being repainted in recent years. - The mortar fillet below this sole plate is cracked and pulling away in places, missing in others. This should be replaced.	

	Repair Needs - Strip the paint from the timber sole plate to each side of the doorway and repaint using a microporous paint. This will be more breathable and should prevent blistering. - Repair the mortar fillet beneath the sole plate where cracked or missing.	C C
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South Vestry

 	Description - Red brick walling with brick sills, buttresses, corbels and arched window heads. Brick plinth below slate DPC. Air bricks suggest that walling may have an internal cavity. - A pivoting iron flap on the inside sill of window W.14 allows a partial view into the cavity, suggesting it might also be a simple ventilation system.	
	Condition - The pointing has weathered out in some locations at low level, below the DPC line. - The brick damaged by a corroding iron nail on the South Elevation has not deteriorated further since the last report, and no remedial action is warranted unless it degrades significantly.	

	Repair Needs • Repoint at low level, using suitable lime mortar.	D
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Chancel

	Description • Red brick walling with brick sills, buttresses, corbels and arched window heads. Brick plinth below slate DPC. Air bricks are likely venting the raised floor in the chancel.	
	Condition • Pointing is weathering out of the window arch on the gable end.	

	Repair Needs Bricks at the arch should be repointed using lime mortar.	D
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North Vestry

	Description Red brick walling with brick sills, corbels and arched window heads. Brick plinth below slate DPC. Air bricks likely provide ventilation for a raised timber floor.	
 	Condition - The North Vestry has been poorly repointed some time before the previous report. The buff cement-based pointing is degrading quickly, but there is plenty of the original lime mortar left in the joints. - The structural cracks in the North elevation, reported in 2009, are still noticeable close to the eaves, and also above the arched window. They do not appear to be getting any worse. - The stone stair up to the Vestry door has some open mortar joints here which would benefit from repointing. They are now supporting plant growth which needs to be removed. - There are some other localised areas where pointing has weathered out.	

		
	Repair Needs • Remove all plant growth • Loose or missing pointing should be replaced, using lime mortar, in the following locations to prevent water ingress: ○ East elevation around plinth level close to the downpipes, and at high level. ○ Open joints close to the eaves on the North Elevation, particularly around the cracking. ○ Walling beside the stone steps, and at the steps down to the basement. ○ Inside corner of the North Vestry and the North wall of the Nave.	M D

North Elevation of the Nave

	Description • Red brick walling with brick sills, buttresses, corbels and arched window heads. Brick plinth below slate DPC. Air bricks suggest that walling may have an internal cavity.	
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	Condition - Some large areas of efflorescence are visible on this elevation, suggesting that dampness in the masonry is still a problem, but also perhaps because of a long dry spell without rain to wash it away. - One or two locations are in need of repointing, including in the region of the rainwater downpipe. This allows plant growth to take hold. - One sloped top to buttress has plant growth which should be cleared.	
	Repair Needs - Loose or missing pointing should be replaced using lime mortar. This is needed: - Walling to the left of window W.06. - Buttresses, in several locations - At plinth level in several locations. - Keep the top surfaces of the buttresses clear of plant growth.	D M

West Gable of the Nave

	Description Red brick walling with brick sills, corbels and arched window heads. Brick plinth below slate DPC. Air bricks suggest that walling may have an internal cavity.	
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	Condition - The wall is generally in good condition except the vertical structural crack reported at the 2009 inspection. The crack does not appear to be getting any worse, but should be monitored. - The creasing tiles at the sill to the West window have been damaged in three locations. This will result in some runoff onto the walls below but isn't considered to be a significant risk.	
	Repair Needs None	

10.4. DOORS, WINDOWS AND SURROUNDS

Exterior Doors

	Description - Porch entrance doors (D.01) are painted timber framed and boarded doors. The doors have bolts top and bottom and an original large mortice lock which is no longer used. - South Vestry door (D.09) and North Vestry door (D.03) are painted timber framed and boarded doors. - Door to the basement heating chamber is a painted boarded door. - All exterior doors are fitted with mortice locks in working order.	
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**Condition**

- All doors are in reasonable condition although the paintwork and timber is deteriorating in the splash zone (bottom 20-30cm), and the timber frames are degrading slowly at low level.
- The main entrance door to the Nave has been repainted since the last inspection. When it is repainted in the future, it would be best to paint the ironwork separately in black gloss paint to highlight its character.
- The North Vestry door in particular is degrading at its base, particularly around the weatherbar, and it would benefit from repair.
- Latch, mortice locks and bolts are in working order.

**Repair Needs**

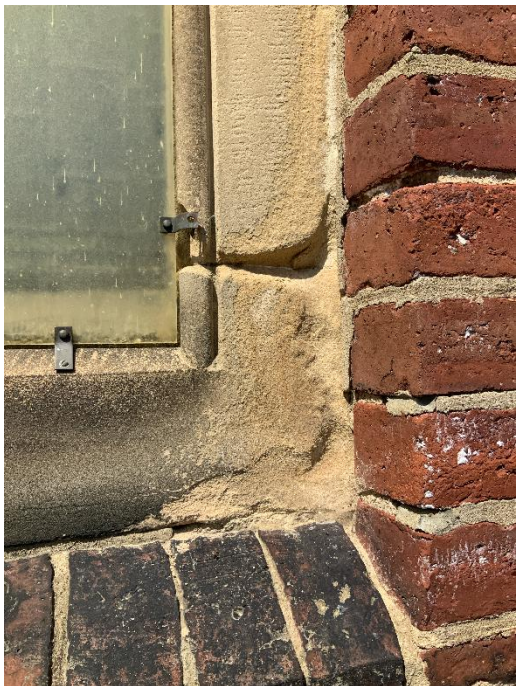
- Weatherbar to the North Vestry door should be replaced and the door repainted.
- Exterior doors would benefit from regular repainting to prolong their lifespan. Flaking paint, particularly at low level, should be removed first.
- At some point in the future, the timber frames will require a splice repair to the bottom 30cm of door frame.

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Windows

	Description • Windows to the Nave, Chancel, and South Vestry are typically of unadorned leaded glass, in a basket weave pattern, set into stone surrounds within the brickwork opening. Iron <i>ferramentas</i> are used to restrain the glass. Polycarbonate protection is fitted externally. • Windows in the Porch, W.01 and W.18, comprise glass set into the timber framework. • Window W.09 into the North Vestry also has a stone surround, but the glass is set into a timber subframe. • Windows into the WC and Kitchen in the North Vestry are timber framed windows set directly into the brick walling.	
	Condition • Many of the stone surrounds are exhibiting delamination of the stone and some blistering caused by dampness in the stone. Externally, this has caused some minor opening up at joints. which would benefit from limited pointing. Internally, although unattractive, I would not recommend painting to conceal this because it may retard the stone drying out process. • The delamination has resulted in a continued build up of stone dust between the window and the polycarbonate protection in several locations, notably windows W.15 and W.16. Clearing this will help stonework to dry out. • There is some opening up of the joint at the head of the stone arches of window W.14 in the South Vestry. Nothing is required other than monitoring. • The tripartite East window in the Chancel, W.12, continues to show an opening up of joints in the stone arches at the head. Nothing is required other than monitoring. • The timber frames to the windows of the North Vestry would benefit from repainting, particularly	

 	the timber sills to W.10 and W.11, to prolong their life. As reported previously, a sizeable piece of the stone surround to the North Vestry window W.09 has come away. Although unsightly, no repair work is proposed.	
	Repair Needs - Some very small areas of exterior pointing are required to stone surrounds, particular at the windows on the South elevation of the Nave and Chancel, where stone delamination has occurred unevenly at mortar joints. Use a colour-matched soft lime mortar only. This fiddly work will require a skilled craftsman. - Clear out the stone dust held behind polycarbonate window protection. I was able to dislodge some using a credit card run around the side, but to clear it properly will require the temporary loosening of the polycarbonate. - Repaint the timber frames to the windows of the North Vestry.	D C D

10.5. BELOW GROUND DRAINAGE

	Description • There are two manholes outside the North Vestry. The first is a deep manhole at the base of the concrete steps up to the Vestry door. The second smaller manhole sits just outside the WC in the North Vestry, and has a pressed metal cover. • A new polypropylene chamber was installed in 2019 to the North of the nave to link the new WC to the drainage network, and the drain runs along the North of the nave to the base of the steps at the North Vestry. Here it drops to the lower level combined drainage channel below.	
	Condition • The benching and pointing to the deep manhole by the steps appears to be in a sound condition. • The new polypropylene chamber was covered by garden cuttings at the time of the inspection and so the cover couldn't be lifted.	
	Repair Needs • None	

11. INTERIOR**11.1 ROOF, CEILING VOIDS AND VENTILATION**

There is no ceiling/roof void above the nave. There is a partial void above the ceiling of the Chancel and the South Vestry but there's no means to access these. Similarly, there is a void above the ceiling in the North Vestry but access can only be gained through a small hatch and the ceiling is extremely high. Therefore, at this time, no inspection has been made.

11.2 ROOF STRUCTURES AND CEILINGS

	Description • In the Nave, the roof structure is exposed and comprises 4no. king-post trusses, with purlins and ceilings between. • The Chancel has a vaulted ceiling, obscuring trusses above. • The North and South Vestries have similar ceilings following the profile of the roof trusses, with flat areas at high level.	
	Condition • The 2004 QQ report highlighted that some of the nuts of the straps and bolts holding the trusses together were loose or missing altogether. The inspecting architect at that time concluded that these defects were of a minor nature and that no action was needed. • The ceilings and trusses were all redecorated as part of the community space contract in 2019. One or two of the hairline cracks noted in the last inspection have opened up again, presumably evidence of general movement in the roof structure. • No cracks have opened up in the redecorated ceiling to the Chancel.	
	Repair Needs • None	

11.3 INTERNAL WALLS

	Description • The inside face of the walls in the Nave is plastered with a simple reed mould detail running continuously around the perimeter. • The Chancel walls are similarly plastered although there is oak panelling to the lower portion (see next section) and the windows have expressed ashlar stone dressings. • The North and South Vestries are simply plastered and painted.	
	Condition • The walls were all redecorated as part of the community space contract in 2019 are still looking fresh. • The replastering around window W.16 which was suffering from dampness has had no reoccurrence of plaster failure. • The cracking in the wall of the North Vestry towards the North East corner is still evident. It looks much better following redecoration, but the hairline crack has reappeared. It does not appear to be getting any worse, but engaging a structural engineer to install telltales would be prudent because a slow worsening of the cracks over time may not be apparent.	
	Repair Needs Engage a structural engineer to install telltales in the North Vestry.	D

11.4 PARTITIONS, SCREENS, PANELLING, DOORS AND DOOR FURNITURE

Partitions, Screens and Panelling

	Description • There is an oak screen dividing Nave from Chancel, solid at the base and engraved with local names of those killed in the Great War. • There is oak panelling to the Chancel, plain along each side, and with carved tracery behind the altar. • The new accessible WC and kitchenette are concealed behind a new oak panelled screen at the rear of the Nave, engraved with 'Be Still and Know that I Am God.'	
	Condition • The screen between the Nave and the Chancel is in sound condition with no loose elements evident. • The oak panelling in the Chancel and Sanctuary is also in sound condition and is in no need of attention. • The new oak panelling around the WC/kitchenette is in sound condition.	
	Repair Needs • None at present.	

Interior Doors

	Description • Lobby doors (D.02) are painted timber framed doors set into an archway. • Doors to the North Vestry (D.07) and South Vestry (D.08) are painted timber doors • Doors within the North Vestry (D.04, 05 & 06) are painted four-panel timber doors • The new kitchenette is concealed behind bi-fold oak doors. • The church retains much of the original black ironwork to its doors. Doors typically have ornate black iron gate hinges and a ring pull latch.	
	Condition • Doors generally in sound condition. • The new bi-fold doors to the kitchenette are not running smoothly and the leading edge is scraping the floor. The screw hanger needs adjustment and this should be a simple repair n	
	Repair Needs • Adjust folding door hanger. Any competent joiner should be able to carry out this adjustment.	B

11.5 FLOORS AND PLATFORMS

	Description • The floor of the lobby and nave is concrete with a polished finish. There are timber battens inlaid in the nave for the fixing of pews. There are areas of carpet, barrier matting, and vinyl. • The Chancel floor is laid with parquet wood block flooring. There are heating grills behind the altar and at the doors to each vestry. • The North and South Vestries both have a raised timber floors.	
  	Condition • The West end of the Nave and area around the pulpit have been carpeted as part of the community space contract. The original runner up the aisle has been modified to suit. There is new barrier matting inside the lobby door, and vinyl around the kitchenette and WC. • Two further rows of pews have been removed on a trial basis, being replaced with loose seating. If this is to be made permanent then timber infills should be installed to tidy up the floor. • One or two cracks in the concrete floor of the Nave are evident, but these are no doubt historical and aren't of any concern. • The previous QQ reports highlighted some rocking in the grill behind the altar and this has been partially dealt with using wedges. • No floor boards were lifted in the North and South vestries, and it was not been possible to inspect the sub-floor void. • In the North Vestry, the floor beside the WC was previously reported as being soft. This is no longer apparent so it is assumed that a repair has been carried out.	

	Repair Needs If the additional rows of pews are to be removed permanently, then timber infills should be installed to tidy up the floor.	C
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11.6 BASEMENT HEATING CHAMBER

	Description - The basement heating chamber comprises brickwork walls with a beam and block floor above the portion beneath the organ, and a boarded joist ceiling to the rest of it. There is a bare concrete floor. - Insulated heating pipes are fixed to the underside of the ceiling. - The gas meter is installed in this chamber (refer to Services Installation below) - The basement is being used for storage of various items, but due to the dampness it should not house anything of any value.	
	Condition - The fireproof plasterboard ceiling continues to show dampness and flaking paint, particularly above the door, but this does not appear to be getting worse and the board remains sound. - The concrete floor is damp, although no standing water was observed. - The steel RSJ's framing the lowered ceiling below the organ and the RSJ door lintol are all rusting due to the damp environment, and anti-corrosion painting is required. - The door lintel (RSJ) is starting to fail at its bearing with a split, and there is some distortion in the beam. This doesn't show in photos taken in earlier inspections, so it warrants an inspection by a structural engineer in the near future	

	- The exposed heating pipework will benefit from having all joints in the insulation taped up to minimise thermal bypass, helping efficiency. - There is a considerable build up of leaves on the steps which could be a safety risk.	
	Repair Needs - The steel RSJ's need to be wirebrushed and then repainted with a high quality metal primer and paint. - Engage a structural engineer to check the door lintel. - The joints in the insulation on the heating pipework should be taped up. - Remove the leaves covering the steps to the heating chamber.	C A D B

11.7 MONUMENTS AND TOMBS



Description

- There are a variety of memorial plaques and signs throughout the church, including a hardwood sign commemorating the names of vicars and assistant curates beneath the West Window.

Condition

- All in good condition.

Repair Needs

- None

11.8 FIXTURES, FITTINGS AND FURNITURE

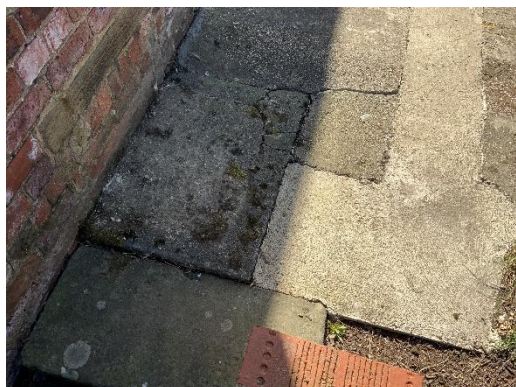
	Description • Hardwood pews, fixed down to the ground, and with low screens in front of the pews in the Chancel • Hardwood pulpit, with lectern. • There is an altar rail across the front of the Sanctuary. • Decorative stone font, with hardwood capping. • Wall mounted sink in the South Vestry • There is a new (2019) accessible WC and kitchenette at the rear of the Nave, concealed behind an oak screen and bi-fold doors.	
	Condition • Pews, pulpit and font are all in good condition, as noted previously. Two rows of pews have been removed from the back of the nave as a trial, and they are currently being stored in the North Vestry. • The low screens in the Chancel are wobbly, but this is a design flaw, and no attention is needed. • The author understands that some woodworm treatment has been carried out to the altar since the last inspection. • The sink in the South Vestry is dated, but in working order. • The new WC and kitchenette are all in good condition.	
	Repair Needs • None.	

11.9 ORGAN

	Description - The organ, labelled Nelson & Co, Durham, is located on the North side of the Chance, with the larger part being housed in the North Vestry. Condition - The logbook indicates that the organ was tuned in October 2016 and the author understands that some further woodworm treatment was carried out. Repair Needs - Continue regular tuning and inspection by a specialist.	M
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12. CHURCHYARD AND ENVIRONS

 	Description - The Western, Northern and Eastern boundary walls comprise a random stone wall with semi-circular copings. - The Southern boundary wall comprises a low brick wall with a stone coping, and railings above, with brick piers. - The churchyard is closed and is being maintained by the Council. - Footpaths around the church are of tarmac finish. - There are some concrete flags / surfacing around the stair down to the basement.	
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Condition

- The churchyard grass is being left to grow to support wildlife. Volunteers have cleared away some shrubbery which was getting out of hand.
- Plant growth continues to damage stone walls, particularly at the copings. See photo as an example of damage being caused.
- The Northern and Eastern boundaries are in reasonably sound condition, although plant growth needs to be attended to.
- At the Southern boundary to the road, one pier has a badly cracked coping, probably caused by rusting of the ironwork. There doesn't appear to have been any worsening of this since the last inspection so it should just be monitored.
- The metal railings to the Southern boundary would benefit from being repainted.
- Also at the Southern boundary, the brickwork is bulging in places, possibly due to water ingress. This should be monitored.
- The tarmac surfaces are reasonably clear of moss and plant growth.
- Concrete flagstones / surfacing at the top of the basement stair needs to be reset – they're currently a trip hazard, although this is by no means a high traffic area.

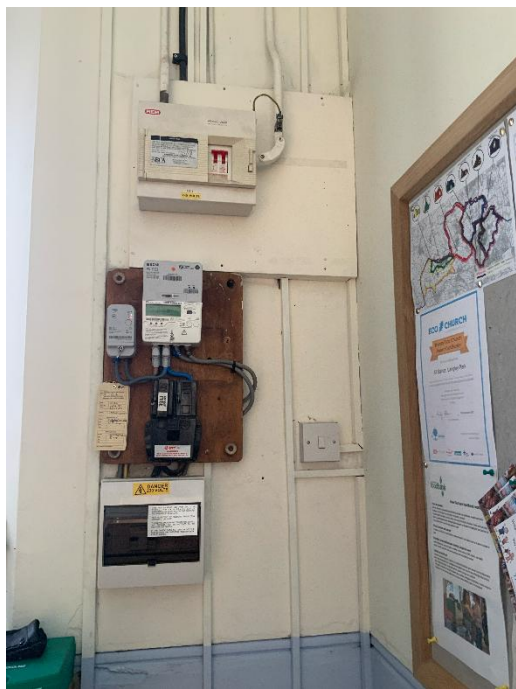
	Repair Needs - Remove all plant growth from stone boundary walls, particularly copings. This is relatively easy to do, and will have a big benefit in the long run. Ideally, holes should be pointed up. - Reset concrete flagstones beside basement stair. - Monitor movement in the Southern boundary where the wall is bulging.	M B M
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13. SERVICES

 	Description - Gas central heating system with a new Worcester boiler installed in April 2017. - Heat emitters comprise fan coil units in the Nave and Chancel, and traditional radiators in the two vestries. There are also some low level connecting pew heaters on the South side of the Nave. - The new kitchenette features a wall mounted Zip water boiler, an under counter water heater servicing the kitchen sink and WC washbasin, and a fridge. - The new accessible WC features a hand drier and extract. - There are several fire extinguishers in the building as follows: 6L water extinguisher inside entrance door in Nave 2kg CO2 extinguisher beside the kitchenette 6L foam extinguisher in the Chancel, - The gas meter is located in the basement heating chamber. - A lightning conductor is installed on the top of the Bellcote.	
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- An outdoor tap is fitted to the outside wall on the North Vestry.
- There is an emergency call alarm in the accessible WC.



Condition

- The log book indicates that the boiler was last serviced in 2024. Ideally, it should be serviced once a year.
- Heating pipes in the basement have been insulated but still require the joints to be taped.
- The vicar says that electrical testing was carried out last year, but the certificate is outstanding.
- PAT testing doesn't appear to have been carried out recently. It should be done on an annual basis.
- Fire extinguishers are being serviced each year.
- Gas and electricity smart meters have been fitted since the last inspection.
- The lightening protection system was last tested in 2016 and an updated test is now overdue.
- The alarm in the accessible WC was checked and the sounder and warning light were operational.



	Repair Needs • Boiler to be serviced annually. Tape joints to heating pipework insulation in basement. • Obtain electrical testing certificate. • Arrange annual PAT testing for electrical equipment. • Arrange for testing of the lightening protection system. • Maintain the ZIP water boiler in line with the manufacturer instructions.	M M M M M
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14. SUMMARY OF REPAIRS

Please note that this list should not be read in isolation, but in the context of the detailed observations and recommendations contained in the report.

Budget costs given are indicative and for guidance only. A broad cost range has been suggested because the manner in which the works are procured will affect the likely cost. Detailed quotes should be sought by the PCC for financial planning and procuring repair works. The Author can assist with this process if required.

Category	Comment	Budget Cost
A Urgent, requiring immediate attention	Engage a structural engineer to check the door lintel at the basement heating chamber.	£500
B Requires attention within 12 months	- Refix slipped slate at North roof slope of the Nave - Adjust folding door mechanism at the kitchenette - Reset concrete flagstones beside basement stair. - Remove the leaves covering the steps to the heating chamber.	£500
C Requires attention within the next 18-24 months	- Remove degrading paint to Porch barge boards and repaint - Repoint the mortar verge at the East gable of the Nave and fix the vertical tile that has slipped. - Timber moulding on verge of the North Vestry should be completed. - All leaking gutter joints should be repaired and all plant growth removed. - Strip the paint from the timber sole plate to each side of the Porch doorway and repaint using a microporous paint. This will be more breathable and should prevent blistering. - Repair the mortar fillet beneath the Porch sole plate where cracked or missing. - Weatherbar to the North Vestry door should be replaced and the door repainted. - Clear out the stone dust held behind polycarbonate window protection. - If the additional rows of pews are to be removed permanently, then timber infills should be installed to tidy up the floor. - The steel RSJ's in the basement need to be wire brushed and then repainted with a high quality metal primer and paint.	£3,000 To £4,000
D Requires attention within the QQ period	- Cast iron gutters, such as those on the North wall of the Nave, should be recaulked and repainted - Carry out pointing repairs using lime mortar as follows: - At low level, generally - Bricks at the arch above the East gable window. - Loose or missing pointing at the North Vestry. - The stub chimney on the North Vestry (remove all vegetation, and check that capping is sound).	£4,000 To £5,000

Category	Comment	Budget Cost
	- o Loose or missing pointing to the North Elevation of the Nave. - o Some very small areas of pointing are required to stone window surrounds, particular at the South elevation of the Nave and Chancel, where stone delamination has occurred unevenly at mortar joints. • At some point in the future, the exterior timber doors will require a splice repair to the bottom 30cm of each door frame. • Repaint the timber frames to the windows of the North Vestry. • Engage a structural engineer to install telltales in the North Vestry. • The joints in the insulation on the heating pipework should be taped up.	
E A desirable improvement with no timescale	• Roofing contractor to inspect the bell-cote, and apply preservative to exterior timber work • Replace westernmost ridge tile on Nave roof with a closer match to the others • Longer term, the PCC should consider complete renewal of guttering and downpipes (see section 10.2 for full details)	£7,000 To £10,000
M Routine maintenance	• Monitor slates and tiles, and refix any which continue to slip, or are blown off. • Monitor cracks in mortar verges and carry out repairs should any fall out before the next inspection. • Brush off the worst of any remaining efflorescence from brickwork. • Clear the moss and vegetation from the stone steps up to the North Vestry door, and down to the basement. Keep basement clear of leaves. • Keep the top surfaces of the buttresses clear of plant growth. • Exterior doors would benefit from regular repainting to prolong their lifespan. Flaking paint, particularly at low level, should be removed first. • Continue regular tuning and inspection of the organ by a specialist. • Remove all plant growth from stone garden walls, particularly copings. • Monitor movement in the Southern boundary. • Boiler to be serviced annually. Tape joints to heating pipework insulation in basement. • Obtain electrical testing certificate, and continue to service regularly. • Arrange PAT testing for electrical equipment. • Arrange for testing of the lightning protection system. • Maintain the ZIP water boiler in line with manufacturer instructions. • Keep moss and plant growth in check on the tarmac footpaths. This will prolong it's life and avoid it becoming a slip hazard	Not applicable

15. MAINTENANCE PLAN

The following is a guide to guide to checks and routine maintenance.

- **REGULAR CHECKS**
 - Visual check of gutters, downpipes, gullies and roofs, especially when raining.
 - Clear snow
 - Keep soil and planting clear of rainwater gulleys.
- **SPRING**
 - Destroy any vegetation growing up the walls or nearby.
 - Remove moss growth from the top surfaces of the buttresses.
 - Arrange for boiler to be serviced.
 - Check for signs of insect infestation in roof timbers
 - Arrange for gutters, downpipes, gulleys and roofs to be cleared, including the concealed valley gutters beside the North and South Vestries.
 - Arrange for the organ to be inspected and tuned.
- **SUMMER**
 - Cut grass in churchyard at regular intervals (by local authority)
 - Cut back any ivy on trees
 - Cut back any vegetation growing on churchyard boundary walls
 - Ensure all low level ventilation bricks and gulleys are kept free from vegetation.
 - Inspect belcote and roofs, making sure that they're in good order, watertight, and with clear gutters.
 - Re-check heating installation before Autumn.
- **AUTUMN**
 - Arrange for gutters, downpipes, gulleys and roofs to be cleared including the concealed valley gutters beside the North and South Vestries.
 - Remove moss growth from the top surfaces of the buttresses.
- **ANNUALLY**
 - Carry out formal inspection of the church and its furnishings
 - Arrange for servicing of fire extinguishers
- **EVERY FIVE YEARS**
 - Remember that the quinquennial inspection is due.
 - Arrange for the lightning conductor system to be tested.

- Arrange for the electrical system to be tested.
- Repaint the churchyard railings.

16. ADVICE TO THE PCC

- This is a summary report; it is not a specification for the execution of the work and must not be used as such.
- The professional adviser is willing to advise the PCC on implementing the recommendations and will if so requested prepare a specification, seek tenders and oversee the repairs.
- The PCC is advised to seek ongoing advice from the professional adviser on problems with the building.
- Contact should be made with the insurance company to ensure that cover is adequate.
- The repairs recommended in the report will (with the exception of some minor maintenance items) be subject to the faculty jurisdiction. Guidance on whether particular work is subject to faculty can be obtained from the DAC.

- **Fire Safety Advice** can be found at:

<http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church/health-safety-security/fire-precautions>

- **Electrical Installation**

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

- **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 Log Book.

- **Lightning Protection**

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

- **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:

<http://www.churchcare.co.uk/churches/guidanceadvice/looking-after-your-church/health-safety-security/asbestos>

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

- **Equality Act**

The PCC should ensure that they have understood their responsibilities under the Equality Act 2010. Further details and guidance are available at

<http://www.churchcare.co.uk/churches/open-sustainable/welcomingpeople/accessibility>

- **Health and Safety**

Overall responsibility for the health and safety of the church and churchyard lies with the incumbent and PCC. This report may identify areas of risk as part of the inspection but this does not equate to a thorough and complete risk assessment by the PCC of the building and churchyard.

- **Bats and other protected species**

The PCC should be aware of its responsibilities where protected species are present in a church. Guidance can be found at:

<http://www.churchcare.co.uk/shrinking-the-footprint/taking-action/wildlife/bats>

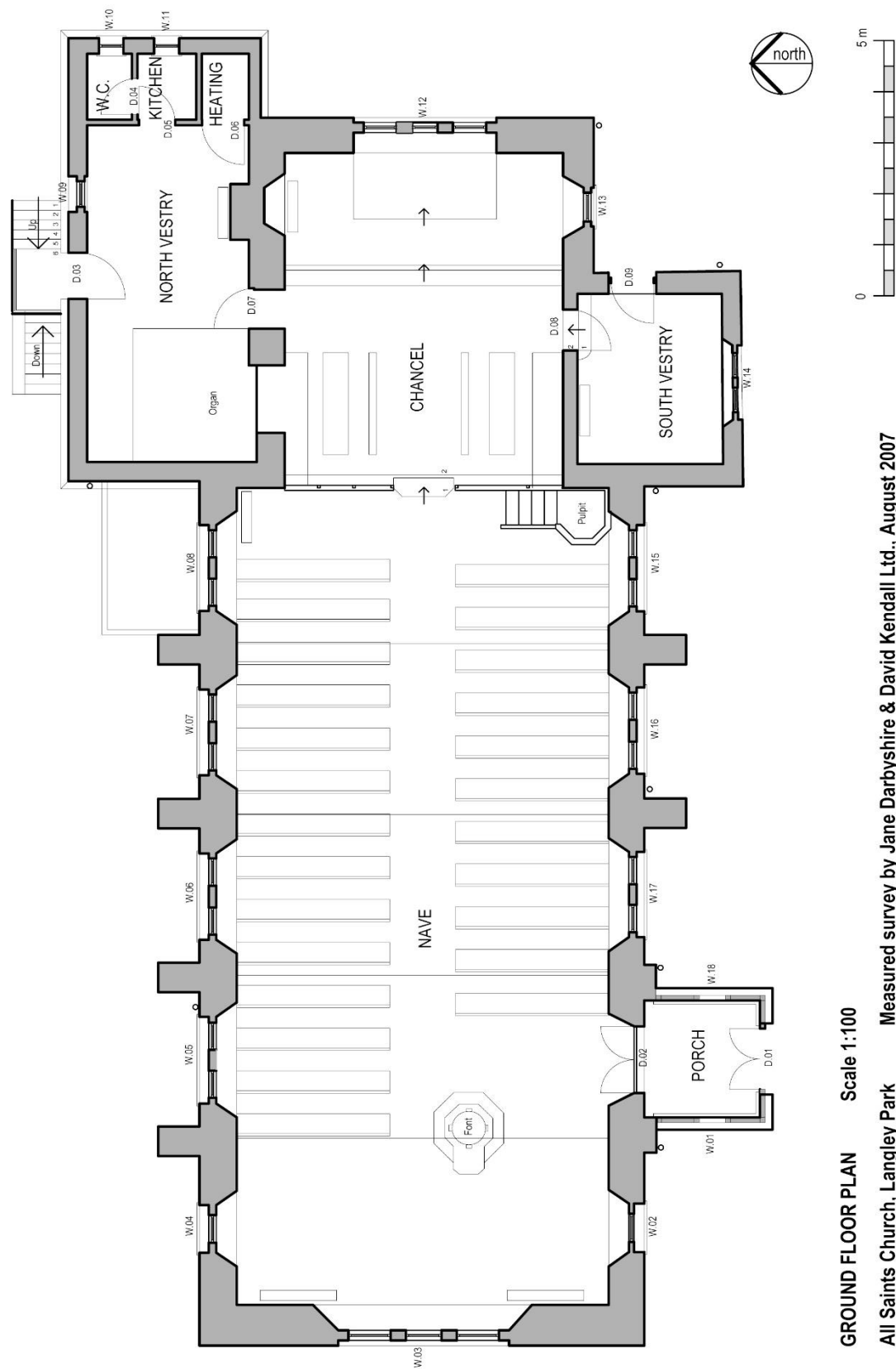
- **Sustainable buildings**

A quinquennial inspection is a good opportunity for a PCC to reflect on the sustainability of the building and its use. This may include adapting the building to allow greater community use, considering how to increase resilience in the face of predicted changes to the climate, as well as increasing energy efficiency and considering other environmental issues. Further guidance is available on:

<http://www.churchcare.co.uk/churches/open-sustainable>, and

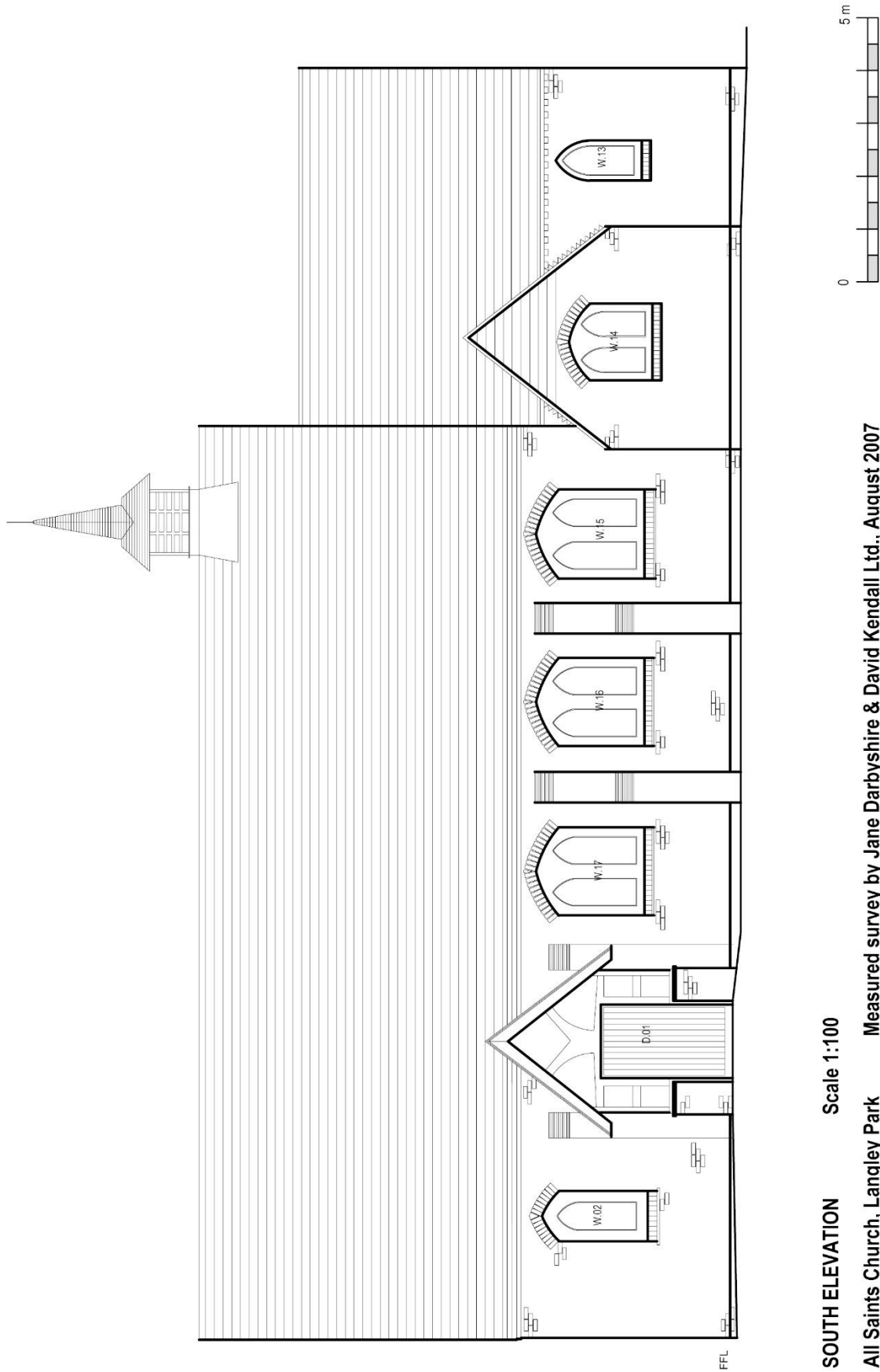
<http://www.churchcare.co.uk/shrinking-the-footprint>

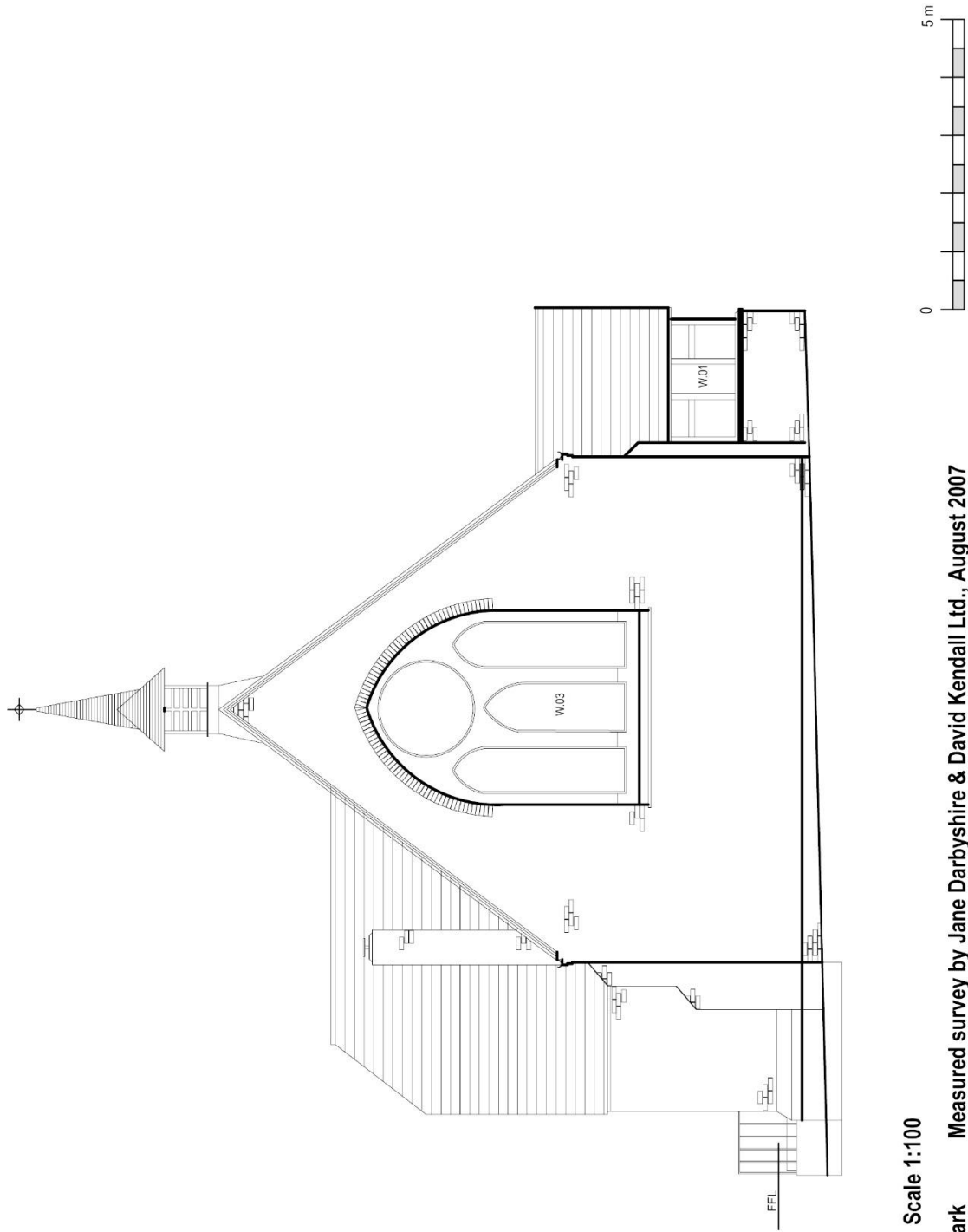
17. DRAWINGS OF THE CHURCH



GROUND FLOOR PLAN Scale 1:100

All Saints Church, Langley Park Measured survey by Jane Darbyshire & David Kendall Ltd., August 2007

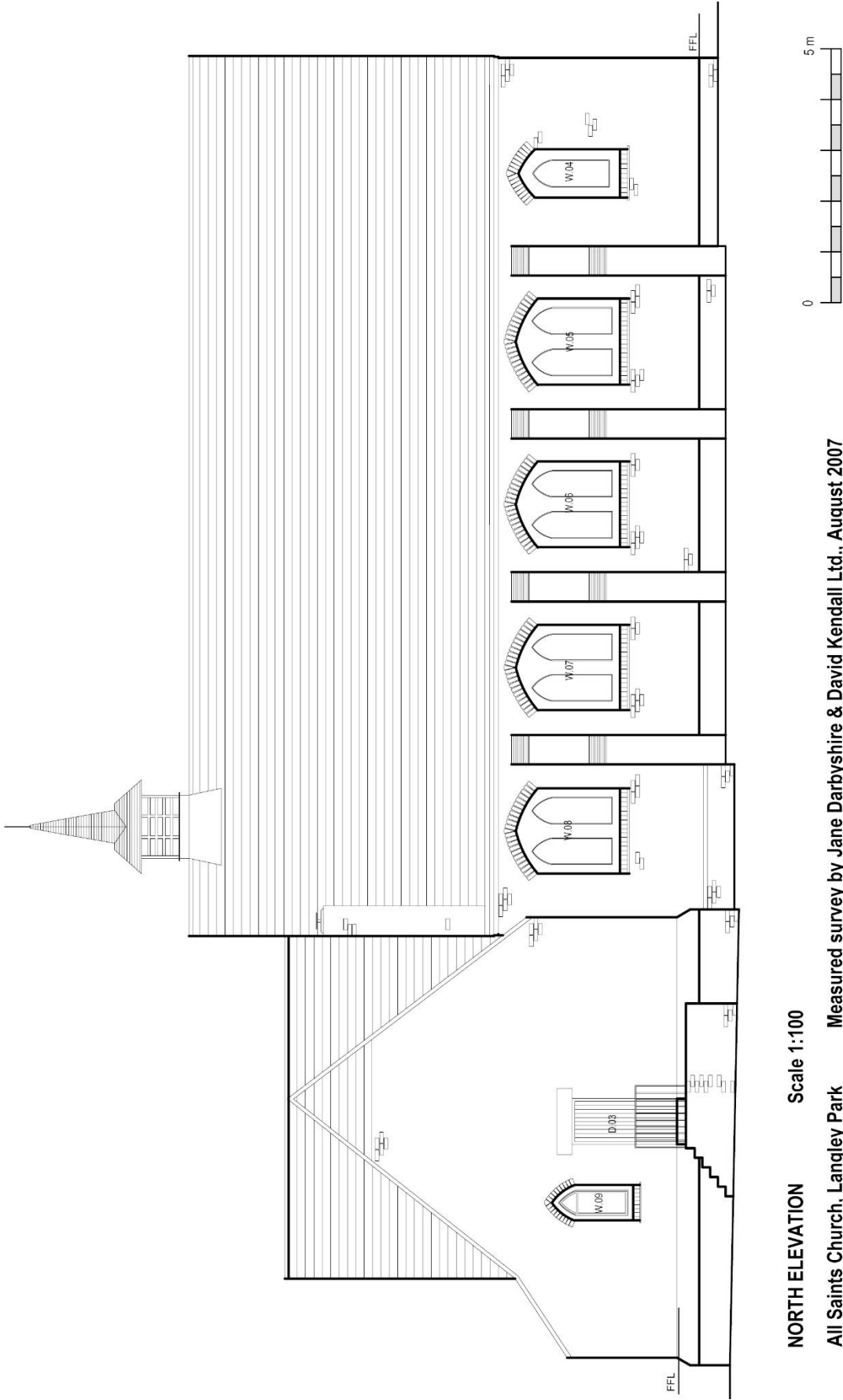


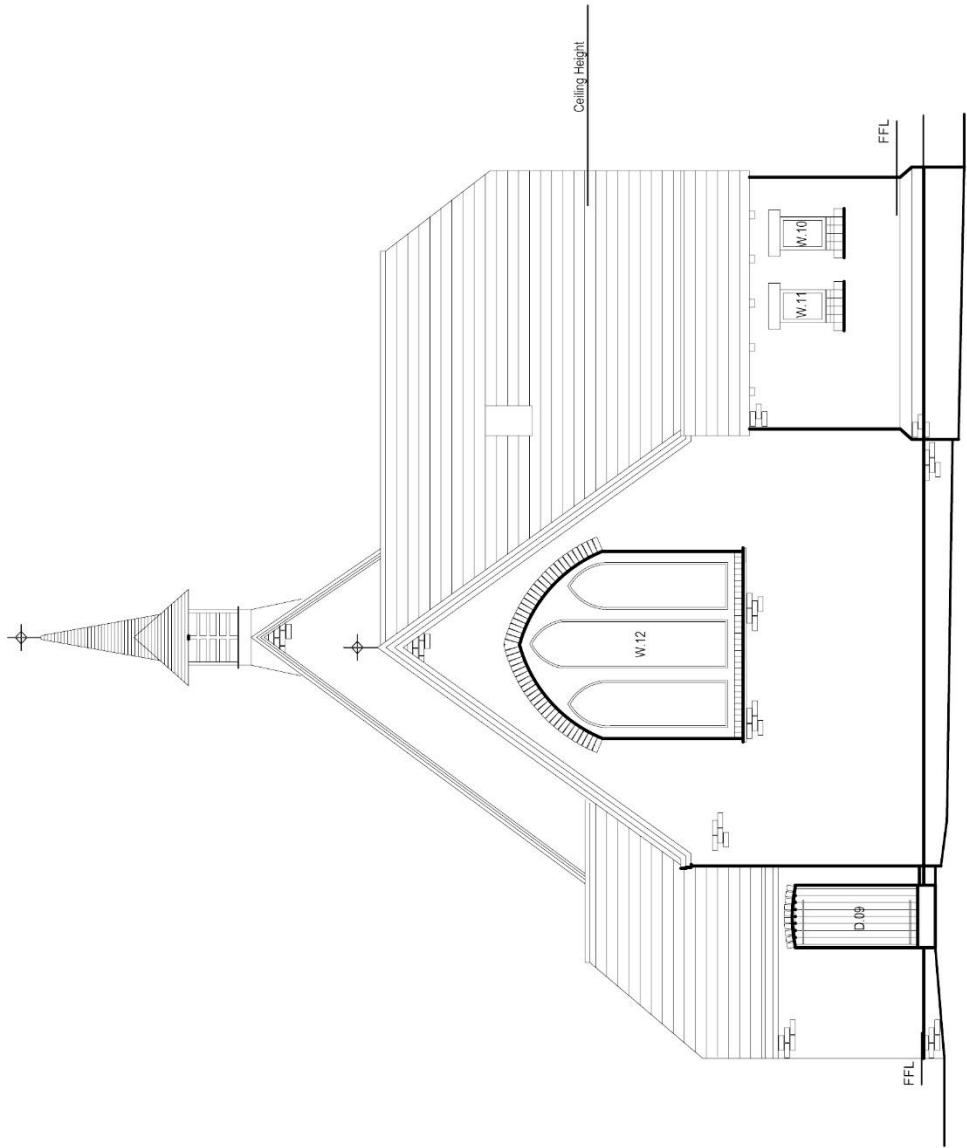


WEST ELEVATION Scale 1:100

All Saints Church, Langley Park Measured survey by Jane Darbyshire & David Kendall Ltd., August 2007

NOTE: Elevational heights are taken from photographs and are approximate only.





EAST ELEVATION Scale 1:100

All Saints Church, Langley Park Measured survey by Jane Darbyshire & David Kendall Ltd., August 2007

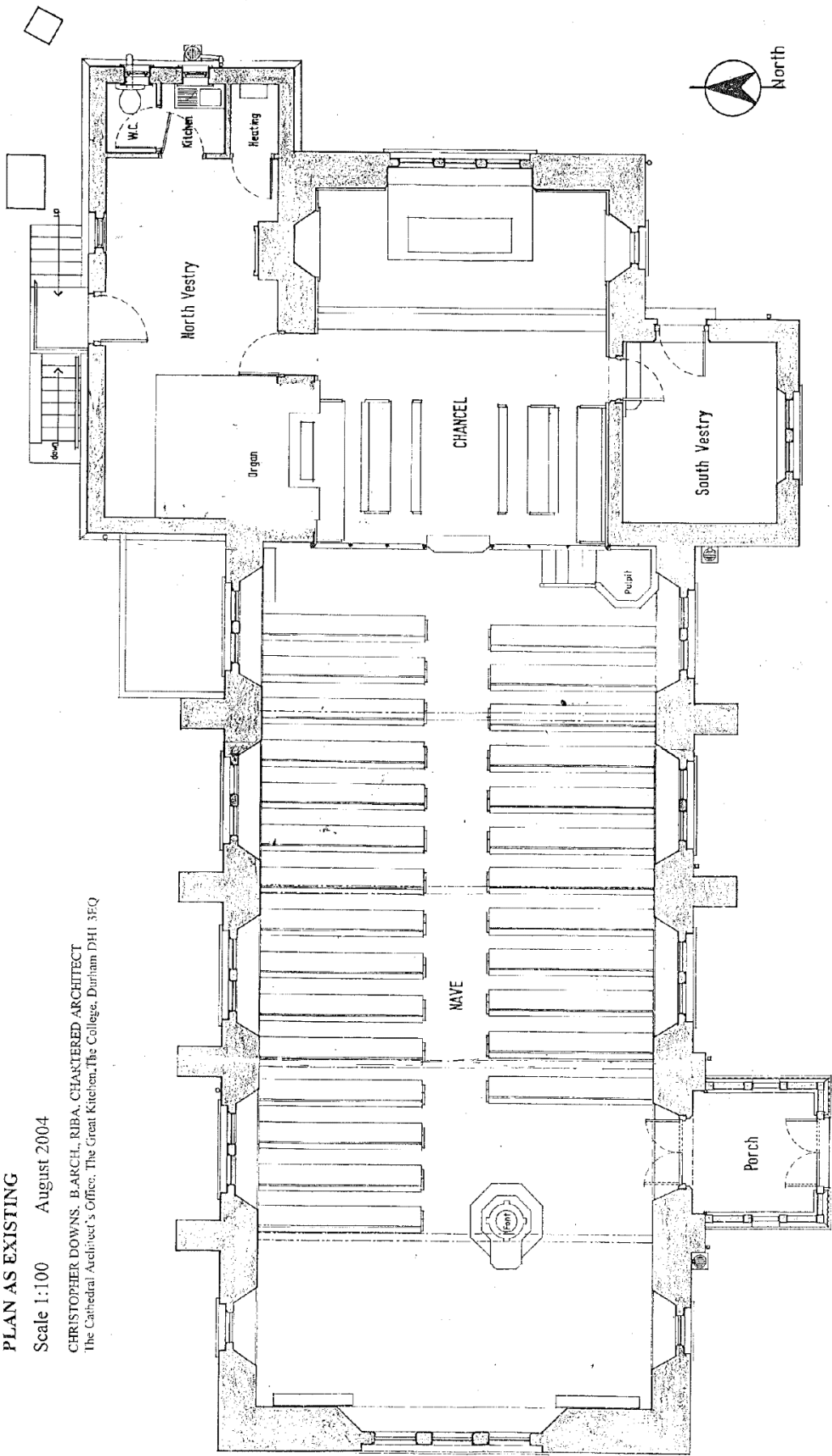
NOTE: Elevational heights are taken from photographs and are approximate only.

ALL SAINTS CHURCH, LANGLEY PARK

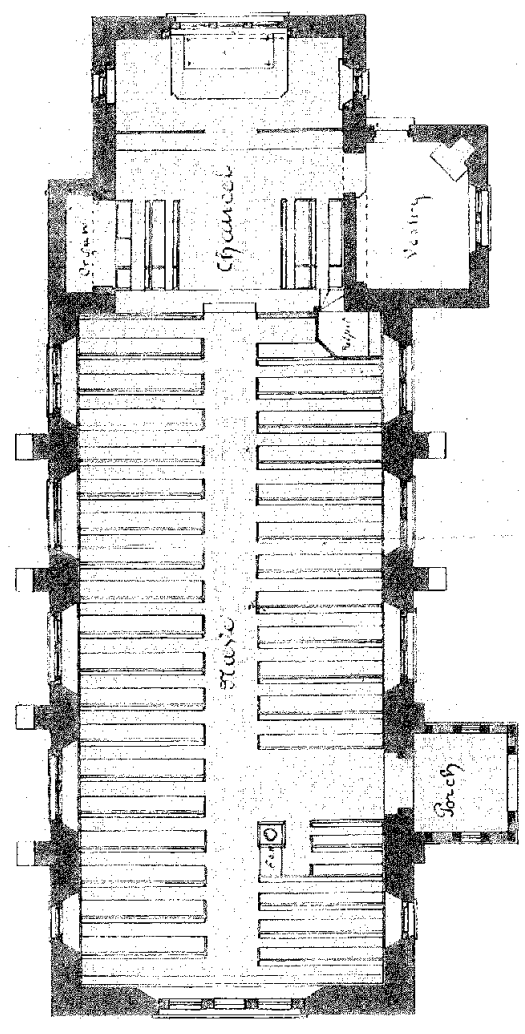
PLAN AS EXISTING

Scale 1:100 August 2004

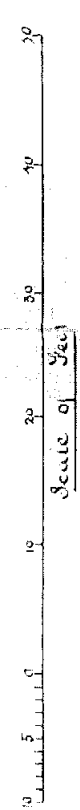
CHRISTOPHER DOWNS, B.A.R.C.H., RIBA, CHARTERED ARCHITECT
The Cathedral Architects' Office, The Great Kitchen, Durham DH1 3EQ



Langley Park Church - Durham.



Ground Plan



2 1/2" scale
1" = 10' 0"