QUINQUENNIAL INSPECTION REPORT

OF

TRIMDON, ST. MARY MAGDALENE, COUNTY DURHAM

DIOCESE OF DURHAM

ARCHDEACONRY OF DURHAM

PARISH OF THE UPPER SKERNE

INSPECTION OF CHURCHES MEASURE 2018 (AS AMENDED 2019)

CARE OF CHURCHES & ECCLESIASTICAL JURISDICTION MEASURE 1999

DURHAM DIOCESESAN SCHEME FOR THE INSPECTION OF CHURCHES 2021

2014 QUINQUENNIAL INSPECTION AND REPORT

DATE: JANUARY 2025

David Beaumont BA (Hons) Grad Dip, RIBA, AABC

BBA Beaumont Brown Architects LLP

CONTENTS

1.0 INTRODUCTION

Beaumont Brown Architects LLP, The Old Brewery, Castle Eden, County Durham TS27 4SU
T. 01642 700803 E. enq@beaumontbrownarchitects.co.uk www.beaumontbrownarchitects.co.uk @dsbbba
Company Registration No. OC366225 | VAT No. 116 3832 28

This document is in two parts:

The Report is the appraisal of condition and estimated cost priority list;

The Appendix contains the background information of the church plan, guidance notes and routine maintenance guidance.

Date of inspection and weather conditions: 20.11.2024. Cold and bright.

Date of report: January 2025

Report prepared by: David S Beaumont RIBA AABC

2.0 LOCATION AND SITE

Address: St. Mary Magdalene, Front Street, Trimdon Village, County Durham, TS29 6ER

Location: Grade II within Trimdon Village conservation area

National Grid Reference: NZ 370 342

3.0 CHURCH AND LISTING DESCRIPTION

Description:

Originally a chapel in the parish of Kelloe in circa. 1146 given to Guisborough Priory by Bishop William de St. Barbara. It has early mid-12th century origins at the nave end perhaps then a small chancel of the same period. The chancel was probably extended in the late 12th and early 13th century when the present chancel arch was built, it has an 18th century bell-cote and porch.

A restoration in 1873 saw the north aisle added and all the windows renewed. The architects were W and J Hay of Liverpool. A boiler house and vestry abuts the north side of the chancel which is probably 19th century.

The church is on an elevated island site and has village roads on the north and south side, its position suggests an ancient origin for the site. An archaeological survey was carried out in 1993 and a historic dating plan is provided below.

Listing Description:

NZ 33 SE TRIMDON THE GREEN (centre)

8/79 Church of St. 9/1/68 Mary Magdalene

GV II

Parish church. Norman and later medieval; C19 alterations including 1873-4 north aisle by W. and J. Hay of Liverpool. 3-bay nave with north aisle and south porch; 2-bay chancel with north vestry. Sandstone rubble, with partial boulder plinth, quoins and ashlar dressings; some brick at ground level at east end; Welsh slate roof. Gabled porch has slightly-chamfered round-headed arch to boarded door. 2-light nave windows under relieving arches have been inserted to replace sash windows, of which straight joints are evidence. Lower chancel has low-side window with hollow chamfer and round arch; 2 trefoil-headed C19 lights flanking priest's door in 2-centred arch; 3-light east window with tracery. West elevation has central buttress with offsets rising to simple gable bellcote; single window in west end of aisle. Roof on raised eaves, south elevation showing offset at original eaves level. Cruciform angelus finial; iron cross chancel finial. Catslide roof on aisle.

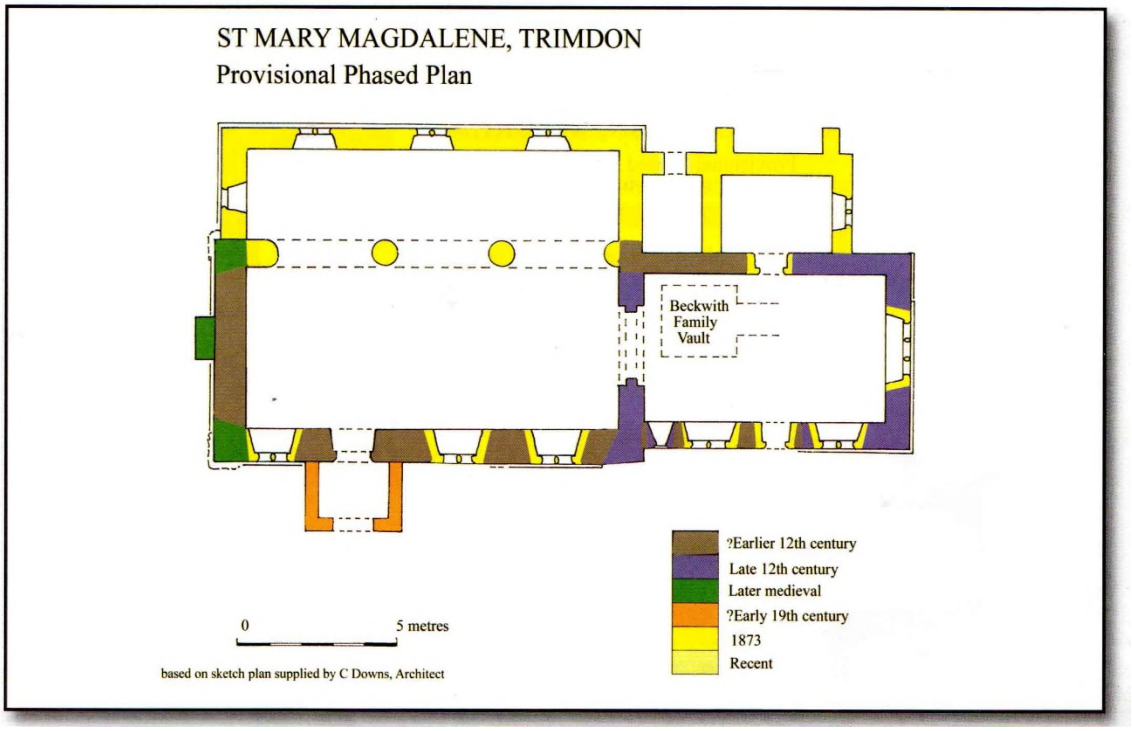
Interior: painted plaster with ashlar dressings. Arch-braced roof on roll- moulded stone corbels, some on south medieval; all rafters collared, with blocking panels above collars of principals; one large purlin, slightly trenched. Depressed round-headed chancel arch, now elliptical, on imposts and chamfered square shafts, the north with broach stops. Arcade of roll- moulded 2-centred arches on round piers with moulded caps and plinths. South wall battered. Rerearches, all deeply splayed. C19 octagonal pedestal font on round shaft with stiff-leaf capital. Boarded pine pews with shaped ends. Glass mostly plain, with some coloured quarries; low-side window has 1873 medallion glass, gift of church warden. Monuments include small brass in south chancel wall, with well-cut inscription 'Quam vixit erga cognatos pius et officiosus - Hocce aes testetur' to Bryan Lencester (sic), died 1759 aged 48, with 'H.S.J.' at head. Eroded stone

memorial in chancel floor.

Listing NGR: NZ3706334224

CHURCH LISTING - Grade II

Extract form Peter F Ryder, Medieval Churches of County Durham 2011



Site: Slightly-raised island site midway along village green.

History: Roman villa with mosaic said to have been found in 1950s in cottage a short distance to NW (but hushed up through fear of archaeologists...) Originally a chapel in the parish of Kelloe; c.1146 given to Gisbrough Priory by Bishop William de St Barbara.

Form: Nave with 3-bay

N aisle and S porch, chancel with N vestry.

Development: Early-mid C12 nave (plinth? simple S door) perhaps re-using older material, perhaps small chancel of same period. Late C12 chancel arch, rebuilding of SE nave quoin, chancel low-side. Chancel extended late C12/C13? (change in plinth). C18 bellcote, porch. 1873 restoration, N aisle added and all windows renewed.

Fittings and Furnishings: Everything is of late C19 or C20.

4.0 PREVIOUS INSPECTIONS

This is the author's second inspection. The previous being in 2014 and this one is late as a result of Covid and work pressures.

5.0 SCOPE OF REPORT

This report is made from a visual inspection from ground level. Drainage was inspected from ground level only. No testing of the drainage installation has been undertaken. The report is restricted to the general condition of the building and its defects.

6.0 REPORT SUMMARY

Executive Summary:

The building is in excellent condition, it had recent significant repairs, and its upkeep has been managed very well by the PCC who should be congratulated on their efforts to keep this essential village building alive. There is very little to do other than routine maintenance.

Structure:

The building is traditional construction of random coursed stone solid walling, made from limestone and sandstone with irregular coursing. Solid floors to circulation areas (apart from timber board pew areas which are likely to be suspended above earth). There is a family vault below the chancel floor which has been the subject of an archaeological excavation. Open trussed rafter nave, chancel and north aisle roof with plaster infill between the rafters. Welsh slate roof finish.

The south nave and chancel walls are leaning outwards by 4 degrees but they have done so for a long time with no visible movement presently. The chancel arch is depressed but not cracked and might there be a slight opening up of the masonry joint at the apex? Previously reported shear cracking either side of the chancel arch walling is no longer visible due to decoration. The arches to the arcades are sound as are the columns. The hairline crack above the chancel east window and diagonal crack above the vestry door previously reported is no longer visible due to decoration. The outward movement of the wall head principally to the south has caused the roof structure to splay in the nave, the 5mm gap at the ridge junction of the common rafters is as before as also is the two trusses which have a circa. 20mm joint at the apex of the raking arches and these continue to remain static. The probably initial movement has now ended. The chancel has the same defects as the common rafters and its simple truss as the nave although here is probably 10-12mm and unchanged. Previously noted cracking and easings due to its age and

construction are no longer visible and there is no evidence of ongoing movement. A support shoe is dislodged in the nave at the north side and needs looking at.

Roof Coverings:

The ridge roof covering was replaced with new Welsh slates as part of a lottery funded repair of the building in 2016. Pointed verges at gable and new lead work, the vestry roof which was re-slated in 1990 was left alone and has no defects, there has been a minor repair to a couple of ridge tiles that have lost their bedding at the chancel east end and apart from that there has been no defects to the roof covering and flashings since the repairs have been carried out.

The bellcote masonry was renewed in 2016 and bell repaired, and the bell housing was capped off in lead work which was thought to be providing a route for rainwater into the inside gable above the organ and there is some damp showing on the plaster and this is old now and has not been decorated simply because of lack of access.

Rainwater Goods:

There are cast-iron gutters and downpipes all around the building, gutter leaks have been repaired. The decoration is breaking down to some areas and there is minor rust showing and it would be wise to redecorate these in five years.

The gutters are fixed to undecorated timber fascias and those look ok.

There is no planned surface water drainage system other than capturing perimeter gravel gulleys and discharge to the churchyard. On the south side it relies on benching to the area between the diverting chancel and nave wall. Some areas are cracked so their efficacy is in question.

Walls:

A mixed walling material and irregular coursing technique reflects the medieval periods of construction and its Victorian rebuilding, mostly built in random rubble course with a mixture of lime and sandstones with limestone quoins at the corners, prior to the 2016 repoint works the walls exhibited eroded stone material and cement pointing which was causing damp, particularly at the west gable which is the oldest fabric in the building, possibly early 12th century. The repointing and the work that was carried out has saved the loss of this heritage asset.

At the same time the bellcote was repair including flashings and now this is all in good order.

There are recent discussions in the conservation wall that it is thought that any historic solid random rubble stone wall was likely to be covered in render and limewash. I wonder if that was the original intention of the 1873 rebuild, as the window surrounds are forward of the wall surface- in other words set forward the likely depth of a render. And that the render, over time has been lost. The render keeps the walls dry and here, the walls are dry due to the recent lime repoint. But I wouldn't mind betting in 50 years that the then QI will suggest render as being the best conservation approach as we understand matters better.

Windows, Doors and External Joinery:

Windows – The church has a fine collection of pictorial glass, some of it modern and that represents about 50% of the glazed area, the remaining is in original glass from the 1873 renovations, made up of square and diamond leaded lights with obscure coloured glass all of which is protected with external polycarbonate that has in some cases trapped cobwebs but overall the glass is sound as are the ashlar or stone surrounds to the openings. The pictorial glass makes a fine contribution to the interior particularly on the south side.

Doors – They are all in good condition. The porch door is adequate and the lobby door no longer catches as it closes. W.C. door latch wasn't easy to use previously but it now works. The south door is draughty and the PCC are looking at ways in which they might improve this possibly by

putting a draught seal in a hard wood frame on the outside as that is the most practicable place to install it.

Floor Finishes and Internal Fittings:

Flooring is a mixture of timber boarding at pew platforms and carpeted solid floor at circulation areas and is in good condition. The stone to the servery area with some marking on it.

Finishes – Ceilings are plastered and lime washed.

Walls – Plastered and lime wash is all on in good condition. Previous water runs are gone now, the only area left to do is above the organ at the apex and the paint used is the same as Sedgefield, St Edmund 'Grade 1 Interior restoration coating by Zinsser, Flat matt white'. This is a permeable, solvent based paint with biocide. Particularly used for damp affected walls. It can be overpainted in other permeable materials but the supplier's advice is that the biocide aspect (which is on the exposed surface) is lost if not continued in Grade 1.

Fittings – see entry in later section

Vestry – Contains the safe, distribution board, it is the robing room and contains the Vicar's desk and PCC meeting table, the room is a little full of odds and ends, which could do with better storage.

Memorial Corner – Formed by the W.C. entry which was the previous children's corner.

Externals:

Curtilage – The burial ground is closed and looked after by the Local Authority, it has ornamental and mature trees and is in fairly good condition, one tree at the western end is fighting with the others and its days are numbered apparently. Stone boundary walls are generally good but they have been cement mortared repaired and there is a bit of cracking at the western end by the gate. The table tombs at the west are still tilting slightly and there is no further movement to them or headstones by the path. The gate doesn't have a stop halting it in position when open, it is just wedged.

The building has a perimeter of concrete paving against the walls which is cracking, it traps moisture below it which then leaches, it would be better to have a gravel surround and French drain as it has on the north side, the discharging downpipes water goes into these cracks. The entrance path from the west gate had been relayed prior to 2014.

Disabled provision:

Prior to 2014 the step was eradicated at the entrance to the porch and so there is good ramp access path to the porch from the parking at the west end.

The fixed pews preclude unassisted siteing of wheelchair user which is a loss of independence. Consider parking bays within the pews or select removal. There is a step up to the chancel.

Net Zero: It's difficult to see what the church might do to further reduce co2 emissions. Nave roof is insulated, walls are dry, the gas boiler is now efficient, and they run LED lights. The entrance has a draught porch. The south door should be draught stripped.

The Diocese has provided Co2 energy footprint figures at the end of the report that show a modest consumption. As to further Net Zero actions, there is guidance at the end of the report for the PCC to consider.

7.0 CONDITION AND RECOMMENDATIONS

The following items are the observations made during the inspection. Below the item is a recommendation for work with a letter identifying its priority.

In section 8 the same priority items are re ordered into their priority categories.

A- Work requiring urgent attention, B- Within 1 year, C- Within 2 years, D- Within 5 Years, E- A possible improvement or item to note, M- Routine Maintenance or monitor/watching brief

7.1 SERVICES

The log book was up to date and recorded the work done, including routine testing.

- **Water:** Service reported to enter from the north side from the highway and has been checked and is lead free, it serves the disabled W.C. and the west end servery.

  Recommendation: None.

- **Foul drainage:** The waste from the servery is pumped along the north wall and connects to the disabled W.C. drainage system which is then gravity to the highway.

  Recommendation: None.

E **Surface water drainage:** It in unlikely that there is a piped underground system and so the surface water probably goes to soakaway, there is an arrangement of concrete drainage channels externally that capture most of the water though there

are some downpipes that splash out onto the concrete apron which is cracked in places so there will be some seeping into the ground, it is mostly controlled but if funds allowed a renewal of the external surfacing at the foot of the building to a more porous material this may assist in keeping damp away from the walls.

Recommendation: Consider external surfaces.

B **Lightning conductor:** Installed in 2008 and last checked in July 2023 by Stone Technical who generally ask for annual inspections. PCC to check with their insurers what their insurers frequency requirement is, it may well be two years or even five.

Recommendation: Check with the insurers the frequency.

B **Electricity:** Underground supply, distribution panel in the vestry. Circuits were renewed pre 1988 in MICC cable inspected in June 2020 and past and the 2025 inspection is booked.

Recommendation: Carry out the recommendations of the test report.

B **Lighting:** Inspected at the same frequency as the electricity. Lamps have been upgraded to LED.

Recommendation: Carry out the recommendations of the test report.

- **Sound system**: By Birtley Electronics, installed in 2022 comprising lectern, pulpit, clip, microphones and speakers in the nave and north aisle and includes a hearing loop.

Recommendation: None.

B **PAT**: Tested in June 2024.

Recommendation: Carry out the test.

- **Heating:** November 2011 – New Ideal C 55 Condensing gas boiler installed by Keston.

November 2012 – Service by Darlington Engineering – Fault of heat exchanger – Keston replaced it.

November 2013 – Insulation failed and second heat exchanger was installed by TW Steam.

Thermostat issues have been resolved, sited in disabled W.C. inspected in February 2024 with no problems reported.

Recommendation: none

B **Gas meter**: Located in the boiler house at the north side adjacent to the vestry, unknown when last checked.

Recommendation: Check when last inspected and if due.

- **Bells:** Single bell housed in bellcote is signed by R Watson and dates from 1957. In 2007 it was reported to need painting to inhibit rust, it was overhauled in the 2016 repair work and is ringing satisfactorily.

Recommendation: None.

C **Organ:**

Entry from the national Pipe organ Register:

Builders

- **1982**

N. Church

Stamfordham

Replaced Nelson organ

- **Undated**

Nelson

See **N14977**

Pipe organ by Church and Co, installed in 1982, it is in use and plays well, annually serviced. It would be wise ot have a good look at the back of it to see its condition since the west gable repairs.

The wall decoration above it needs doing as it might drop flakes of paint and dust into the pipes and workings.

Recommendation: check the back, decorate above

E **Rainwater goods:** Casual inspection by Church wardens.

Recommendation: Have them inspected by a professional roofer.

7.2 GENERAL

E **Churchyard:** Is closed and the responsibility of maintenance lies with the Local Authority. PCC report that the LA are active and that the churchyard is in good order. Flood lights within the grounds is the responsibility of the PCC and have they been upgraded with LED lamps?

Recommendation: check lamps

E **Trees:** There are mature trees, one of which as the west end is intruding on its neighbours and the Local Authority have their sights on doing something about it.

Recommendation: Keep pressure on LA to attend.

- **Access for the Disabled:** The PCC has a resolution in place which addresses the requirements of the Discrimination Against Disabled Act. An access audit has been carried out and a written record is retained in the Parish records.

Recommendation: None.

E **Wheelchair access:** There is a good ramp path access to the porch and a level threshold into the circulation areas of the building. The fixed pews preclude unassisted siting of wheelchair users which is a loss of independence and consider parking bays within the pews or select removal. There is a step up to the chancel.

Recommendation: Consider parking bays.

E **Fire matters:** Via a contractor the PCC have carried out a Fire Risk Assessment and have in place fire extinguishers in the building and the supplier advised they can change their extinguishers to one that only requires an inspection every few years.

Recommendation: Clarify the inspection period.

- **H & S policy:** The church was updated November 2024. Fire risk analysis was recently carried out by self-assessment.

Recommendation: None.

- **Insurance:** The church is insured by Ecclesiastical.

Recommendation: None.

D **Asbestos:** The PCC does not have an asbestos register outlining the presence (or not) of any asbestos within the building.

Recommendation: Create an asbestos register.

- **Bats:** None reported.

Recommendation: None.

7.3 WORK SINCE LAST INSPECTION

Internal redecoration.

LED lights.

Ridge tile bedding.

7.4 OUTSIDE

7.4.1 TOWER

- None.

Recommendation: None.

7.4.2 ROOFS

-

The nave and chancel roof coverings were renewed in 2016 Welsh slate and is all ok. The porch roof covering has also been renewed. Chancel ridge has had two ridges rebedded.

Recommendation: none

7.4.3 RAINWATER GOODS

D

Cast-iron half round gutters and cast-iron downpipes to open shoes discharging onto the perimeter concrete benching, the decoration is starting to break down a bit on the gutter end caps and some junctions, looking a bit green on the south side underside of the gutter.

Recommendation: redecorate rainwater goods

7.4.4 WALLS, BUTTRESSES AND CHIMNEYS

- **Walls –**

Random and mixed walling of limestone and sandstone roughly laid to course with finer limestone quoins on the corners all of this was lime repointed in 2016 in NHL 3.5 (as was the specification at the time), and all looks ok. There was a particular problem with cracking on the west gable of the nave and there is no sign of that now, so the walls are in very good condition.

Buttresses - There are two low height buttresses on the north side supporting the vestry these were also repointed and are ok.

Chimneys – There are none other than ventilation flues to boilers and they are ok. The original vestry chimney, became redundant and was removed as part of 2016 works.

Recommendation: none

7.4.5 FLECHE, BELLS, FRAME AND CLOCK

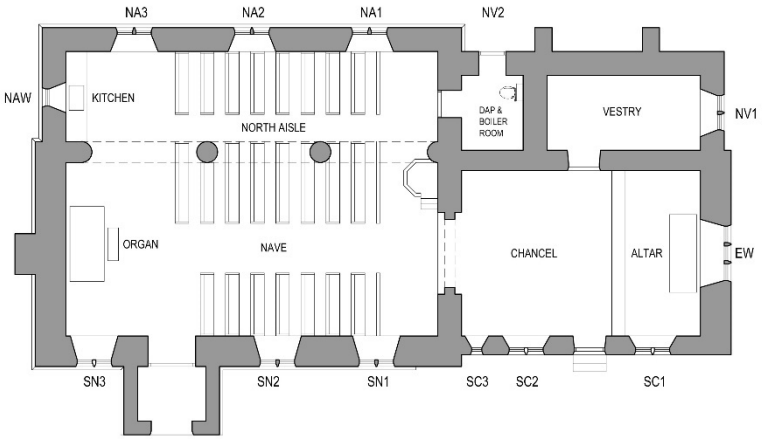
-

There is a bellcote at the west end. This was partially rebuilt in 2016 and capped with new sandstone capping and kneelers also the linteling arrangement in the bell opening was renewed, all appears satisfactory. Leadwork is all in position. The timber bell head stock looks good as do its brackets and the bell looks alright, this is regularly rung and sounds ok.

Recommendation: none

7.4.6 WINDOWS AND DOOR OPENINGS

E Each window has a location code:



FLOOR PLAN

NV1 – Pair of square leaded light windows with polycarbonate over glazing, framed surround ok.

EW – Three light with multi foil central light in the arch, mixture of square and diamond pattern leaded with coloured glass and polycarbonate, ashlar surround ok.

SC1 – Pair of trefoil headed lancets same glass arrangement as EW, ashlar stone work good, also has polycarbonate protection.

SC2 – Same as SC1.

SC3 – Simple Romanesque slot window with pictorial glass and polycarbonate. No ashlar frame but made up of large sandstone block walling.

SN1 – Pair of twin light plate tracery with circular light in the arch with pictorial glass within, polycarbonate protection looking a little dirty, could do with cleaning. Ashlar surround ok.

SN2 – as SN1.

SN3 – As SN1.

NAW –Is this the same as the chancel windows? Trefoil head, same glazing as the chancel EW. Polycarbonate protection, cobwebs inside it, ashlar stonework good.

NA3- Twin trefoil head, plate tracery with square and diamond obscure coloured glazing. Centre mullion is laminating slightly, but still solid, polycarbonate glazing some cobwebs behind it. Ashlar stone work good, and it is interesting to know that this stone work is proud and so the walls would have been plastered in the past.

NA2 – Same as NA3, but mullion ok.

NA1 – Same as NA2.

NV2- drawing error it's the gas meter cpd door.

Recommendation: clean glass and protection

D **Door openings:**

Vestry Boiler room – Simple cut into the masonry, some breaking up of the rebate but no action required.

Chancel South Side – Timber door, decoration needs updating, PCC want to draught proof this probably with an external hardwood frame. Ashlar surround ok.

Porch – Heavy boarded door ok and the arched surround has had masonry repairs or replacement units in the jambs.

Recommendation: update the chancel south door

7.4.7 EXTERNAL IRON AND WOOD

- None.

Recommendation: none

7.5 INSIDE

7.5.1 ROOF TIMBERS

B

Exposed rafters, purlins and trusses throughout and these are from the 19th Century repairs, all in good condition and decoration.

In the nave the eastern most truss on the northside has its rafters support shoe dislodged (just above the speaker) but I don't think this is anything to worry about other than we ought to be sure it is not loose and fall on someone. The timber shows some shakes to it purlins on the southern side, there are some gaps to the trusses at the apex, but these look historic. The walls particularly the south has moved outwards and so there has been some creep to the joinery.

Recommendation: check that nave, northern side, eastern end rafter shoe is secure

7.5.2 CEILINGS

-

Ceilings are formed from plaster within the rafters, 50mm Kingspan was added above the nave when it was reroofed and so suspect that there is no roof insulation in the chancel and that there maybe some in the vestry as works were carried out in 1990.

Recommendation: none

7.5.3 CHANCEL ARCH, ARCADES AND MASONRY

- **Chancel Arch:**

The chancel arch is severely depressed and its imposts are spreading outwards as a result of the wall head moving outwards and it's not wholly symmetrical more bellowing out to the southside and the arch has probably been rebuilt as a consequence of the movement, important thing to note is the remnants of decoration at the base of the imposts on the south side.

Recommendation: none

- **Arcades:**

There is one arcade separating the nave from the north aisle and this is chamfer arches with circular columns and bases. There is a slight purple hue to some of the stones which overall appear to be sandstone. There is no movement to the arches.

Recommendation: none

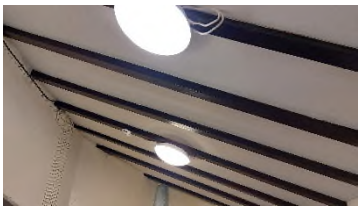
- **Masonry:**

There is no exposed masonry within the church.

Recommendation: none

7.5.4 PLASTER AND DECORATION

B **Plaster:**



The whole of the interior is plastered and is sound. Apart from above the organ at the west end which needs looking at close quarters. It was planned to be attended to in the 2016 works but the decision then was to leave it alone and wait for the wall to dry out and be sure there was no active cracking (as could be seen on the outside then- which there is no evidence of now)

Recommendation: inspect at close quarters

B **Decoration:**

It has been recently redecorated in name of the paint, used at Sedgefield. The west gable at high level above the organ show signs of damp, I think this is historic damp and it has probably not been decorated as it is not easy to get too, and it looks like there is even a tide line between the two.

Recommendation: check condition above organ.

7.5.5 FLOORS

E **Floors:**

Circulation areas are solid and there are pew platforms in timber.

The chancel floor has been replaced in 1989 and the vault beneath it recorded. It contains the Beckwith Family Vault of four adult coffins and one child's.

The sanctuary floor is also solid, all of this is carpeted, and the carpet is recent and in good condition, the carpet edge strips to the lectern area look a little tatty.

Recommendation: fix down carpet edging

7.5.6 PARTITIONS, PANELLING, SCREENS AND DOORS

- **Partitions, Panelling, Screens:**

None

Recommendation: none

E **Doors:**

Porch – Heavy boarded door in good condition, not much draught proofing in the frame as you would expect.

Nave – Modern oak glazed door in good condition.

W.C. – Oak boarded door in good condition.

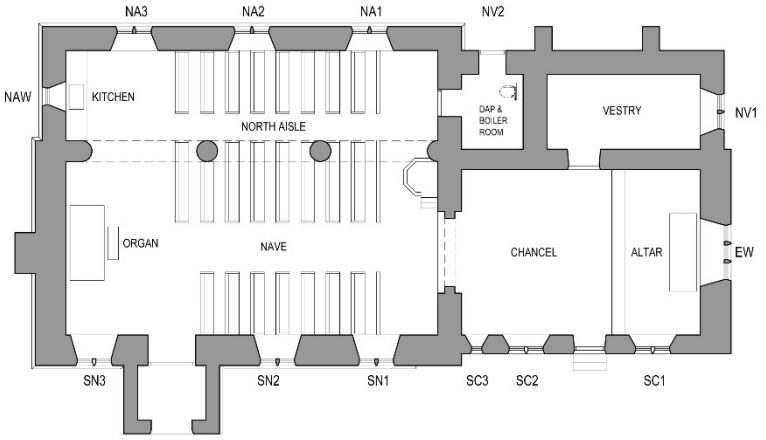
Vestry – Pitch pine boarded door natural finish in good condition.

South Door – Boarded door ledged and braced, the door itself is in good condition, there is very little draught proofing around the frame which the PCC are looking to improve.

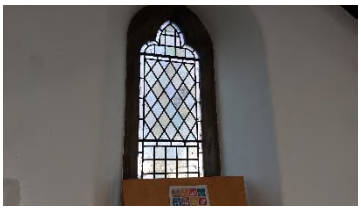
Recommendation: add draughtproofing proposals to south chancel door

7.5.7 GLAZING

E



FLOOR PLAN



NV1 – Check photo.

EW – Partially obscured by the reredos, coloured obscured in square cames, the glass is a little dirty and plate tracery stonework is ok.

SC1 – Combination of diamond and square obscure coloured glass, some cobwebs, set within plate tracery which has a look of concrete about it it's almost as if it has got a wash over it.

SC2 – Pictorial glass green and yellow, same frame as SC1.

SC3 – Pictorial glass in Romanesque opening, it's the St. Mary of Magdala window in pictorial glass.

SN1 – Lilly Burton window, recent, it is twin light with circle in arch.

SN2 – Same style as SN1, pictorial glass Ruth and Naomi, the Margaret Parker memorial window, slight hairline cracking on the surface of the surround.

SN3 – One of the more original glass lights, a combination of square and diamond leaded coloured obscure glass. I wonder if it has a grey coating in order to tidy up eroded stonework deliberately.

NAW – Trefoil headed square and diamond obscure and coloured. Some cracking in two or three small panes and dirt showing trapped behind the polycarbonate.

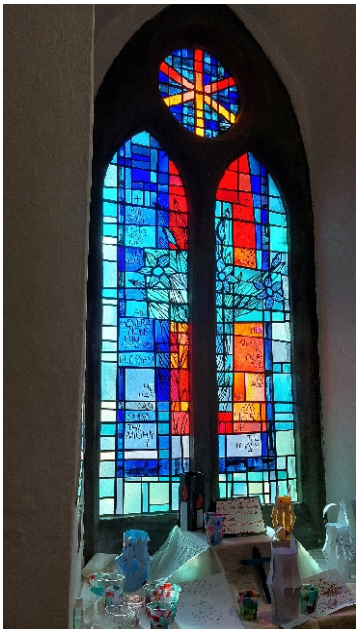
NA3 – Twin light quatrefoil head, square and diamond obscure coloured glazing. Crack to the mullion which can be left presently. I think these window surrounds have been painted with a sandy paint to smarten them up.

NA2 – Same as NA3.

NA1 – Same as NA3 apart from the mullion is not cracked.

NV2 – our drawing not quite right as this is the gas meter door.

Recommendation: clean glass and protection



7.5.8 VENTILATION

- There is no provision for ventilation, none of the windows open, ventilation is provided by opening doors.

  Recommendation: none

7.5.9 RAILS, REREDOS, MONUMENTS, BRASSES, FURNISHINGS AND ORGAN

E **Rails:**

Oak communion rail circa: 1958. The left northern gate post is slightly loose.

Recommendation: tighten rail post fixing

- **Reredos:**

Fine oak reredos with triptych panel in mosaic with figurative scenes.

Recommendation: none

- **Brasses:**

There is one floor brass one in the chancel in Latin HSJ, it is the Bryn Lancaster plaque installed in 1759 with a Latin inscription in recognition of the life of a former curate of the church.

Recommendation: none

- **Furnishings:**

Chancel – Various candle stands, Glastonbury chair, portable font (2005), loose chairs.

Nave – Oak pulpit up from some steps, the church originally had a stone pulpit but the present oak one is larger and grander and doesn't fit on the original plinth installed in 1895.

Priest chair and desk loose, moveable pray bookcase and kneeler and prayer stand at small war memorial in the north east corner by the w.c. formed of three plaques.

Pitch pine pews fairly basic church furnishings, could be a little more comfortable, surround by plenty of colourful kneelers. Church warden store two-seater stall.

Memorial bookstand.

Recommendation: none

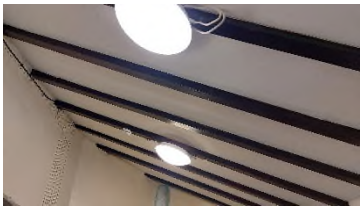
7.5.10 ANCILLARY ROOMS

- **Gas Boiler Cupboard: ok**

Recommendation: none

-

Vestry:



Ceiling – Plastered ceiling with exposed rafter feet ok.

Walls – Are plastered and decorated. Crack to the north east of the eastern window at the lintel.

Floor – Solid floor, carpeted, ok.

Room contains the safe, loose vestments not in a cupboard, rather old desk, there is a build-up of chairs and bits and pieces in here, that would be better tidied up. Door is ok.

Recommendation: none

E

Servery:

A modest servery is formed at the west end of the north aisle with oak fittings with a sink, it is macerated pumped waste connected by a long pipe along the north wall to the drainage of the w.c. Problem with damp as mildew has formed on the surfaces due to a lack of ventilation.

Recommendation: Ventilate the unit.

7.6. EXTERNALS

7.6.1 CHURCHYARD, BOUNDARIES, SIGNS, PATHS AND TREES

- **Churchyard:**

The churchyard is surrounded by a low rubble stonework wall, capped with large stones.

Boundaries:

West Side – Metal gate kept open with a timber chock, perhaps that could do with a bolt, slight cracking either side of the gate and as it comes round to the south boundary heavily cement pointed, the churchyard is approximately 3 feet above the external level, mixture of trees on this boundary, large Yew on the south east corner beginning to look straggly.

North Boundary

Grass bank down to the highway

East Boundary – Partially formed by gravestones large tree looks ok.

South Boundary – random rubble low wall retaining grave yard

Recommendation: none

Notice Board : good condition

Recommendation: None.

Paths and church surrounds:

The concrete aprons are breaking up, they are not managing the rainwater disposal as well as originally intended

Recommendation: Consider remaking the surrounds

M **Trees:**

There is one suspect at the west end that the LA have their eye on.

Recommendation: monitor

8.0 PRIORITIES

The following order of priority sets out the relative urgency of foreseeable repairs over the next 5 years. It is not a definitive programme of work and subject to funding, items further down the list could be brought forward if desired. They are priced individually but savings can be made by grouping the works and taking advantage of scaffold for other works. Scaffold and vat costs are not included in the following costs.

A- Work requiring urgent attention,

B- Within 1 year

C- Within 2 years

D- Within 5 Years

E- A possible improvement or item to note

M- Routine Maintenance or monitor/watching brief

Priority	**Location and Scope**	**£**
	A - URGENT - none	
	B- WITHIN 1 YEAR	
B	**Lightning conductor:** Check with the insurers the inspection frequency.	**-**
B	**Electricity:** Carry out the recommendations of the test report.	**-**
B	**Lighting:** Carry out the recommendations of the test report.	**-**
B	**PAT**: Carry out the annual test.	**-**
B	**Gas meter**: Check when last inspected and if due.	**-**
B	**Roof structure:** check that nave, northern side, eastern end rafter shoe is secure	**150**
B	**Plaster:** inspect west end high level at close quarters	**-**
B	**Decoration:** check condition above organ.	**-**
	C- WITHIN 2 YEARS	
C	**Organ:** check the back	**-**
	D- WITHIN 5 YEARS	
D	**Asbestos:** Create an asbestos register.	**-**
D	**Rainwater Goods:** redecorate rainwater goods	**2,500**

D	**Door openings:** update the chancel south door draught stripping	**850**

E- IMPROVEMENT/ NOTE

E	**Surface water drainage:** Consider replacing external concrete surfaces.	**-**
E	**Rainwater goods:** Have them inspected by a professional roofer.	**-**
E	**Churchyard:** check floodlight lamps	**-**
E	**Trees:** Keep pressure on LA to attend.	**-**
E	**Wheelchair access:** Consider parking bays within pews.	**-**
E	**Fire matters:** Clarify the routine inspection period.	**-**
E	**Windows:** clean glass and protection	**-**
E	**Floors:** fix down loose carpet edging	**-**
E	**Doors:** add draughtproofing proposals to south chancel door	**-**
E	**Glass:** clean glass and protection	**-**
E	**Rails:** tighten communion rail post fixing	**-**
E	**Servery:** Ventilate the unit.	**-**

M- MAINTENANCE/ MONITOR

M	**Trees:** monitor	**-**

APPENDICES

Church Plans

Explanatory Notes

Guide to Routine Maintenance & Inspection of Church Property

A Practical Path to ‘Net Zero’ Carbon for Our Churches

Energy Footprint Report

CHURCH PLAN


NORTH ELEVATION
EAST ELEVATION
SOUTH ELEVATION
WEST ELEVATION
EXISTING EAVES DETAIL
EXISTING ROOF SECTION
EXISTING ROOF PLAN
PROPOSED EAVES DETAIL
PROPOSED ROOF SECTION
ROOF PLAN
FLOOR PLAN
SECTION AA
WEST ELEVATION
NORTH ELEVATION
beaumont : brown
architects

EXPLANATORY NOTES

A Any electrical installation should be tested at least every quinquennium by a registered NICEIC electrician, and a resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the church log book. This present report is based upon a visual inspection of the main switchboard and of certain sections of the wiring selected at random, without the use of instruments.

B Any lightning conductor should be tested every quinquennium in accordance with the current British Standard by a competent engineer, and the record of the test results and conditions should be kept with the church log book.

C A proper examination and test should be made of the heating apparatus by a qualified engineer, each summer before the heating season begins.

D A minimum of 2 water type fire extinguishers (sited adjacent to each exit) should be provided plus additional special extinguishers for the organ and boiler house, as detailed below.

Large churches will require more extinguishers. As a general rule of thumb, one water extinguisher should be provided for every 250 square metres of floor area.

Summary:

Location	**Type of Extinguisher**
General area	Water
Organ	CO^2
Boiler House	
Solid fuel boiler	Water
Gas fired boiler	Dry powder
Oil fired boiler	Foam (or dry powder if electricity supply to boiler room cannot easily be isolated)

All extinguishers should be inspected annually by a competent engineer to ensure they are in good working order.

Further advice can be obtained from the fire prevention officer of the local fire brigade and from your insurers.

E This is a summary report only, as it is required by the Inspection of Churches Measure; it is not a specification for the execution of the work and must not be used as such.

The professional advisor is willing to advise the PCC on implementing the recommendations and will if so requested prepare a specification, seek tenders and oversee the repairs.

F Although the measure requires the church to be inspected every 5 years, it should be realized that serious trouble may develop in between these surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches and Ecclesiastical Jurisdiction Measure

1991 to make an annual inspection of the fabric and furnishings of the church, and to prepare a report for consideration by the meeting of the PCC before the Annual Parochial Church Meeting. This then must be presented with any amendments made by the PCC, to the Annual Parochial Church Meeting. **The PCC are strongly advised to enter into contract with a local builder for the cleaning out of gutters and downpipes twice a year.**

Further guidance on the inspection and the statutory responsibilities are contained in *How to Look After Your Church. The Churchwarden's Year* gives general guidance on routine inspections and housekeeping, and general guidance on cleaning is given in *Handle with Prayer*, both published for the CCC by Church House Publishing.

G The PCC are reminded that insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the insurance company to ensure that insurance cover is adequate.

H The repairs recommended in the report will (with the exception of some minor maintenance items) are subject to the faculty jurisdiction.

I Woodwork or other parts of the building that are covered, unexposed or inaccessible have not been inspected. The adviser cannot therefore report that any such part of the building is free from defect.

This appendix is based on *A Guide for the Quinquennial Inspection of Churches, Diocese of Birmingham 1993.*

A GUIDE TO ROUTINE MAINTENANCE AND INSPECTION OF CHURCH PROPERTY

It is good practice for the PCC to appoint a fabric officer to take care of the routine maintenance of the church. This officer must report to the PCC and remain subject to its control and direction. The Care of Churches and Ecclesiastical Jurisdiction Measure 1991 requires the churchwardens to inspect the fabric of the church at least once a year, to produce a report on the fabric of the church and the articles belonging to it to the PCC, and to make that repot to the annual parochial church meeting on behalf of the PCC. The following list gives an indication of the time of year when certain jobs should be done. It is not exhaustive.

Spring, early summer	Whenever necessary inspect gutters and roofs from ground level and inside especially when it is raining.
	Clear snow from vulnerable areas.
	Clear concealed valley gutters.
	Make full inspection of the church for annual meeting.
	Check church inventory and update log book.
	Check bird-proofing to meshed openings.
	Sweep out any high level spaces. Check for bats and report any finds to English Nature.
	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.
Summer	Arrange for routine service 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.
	Cut any church grass.
	Cut ivy growth and spray (again).
	Recheck 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 valley gutters after cold spells for signs of leaking roofs.
	Bleed radiators and undertake routine maintenance to heating systems.
	Check temperatures in different areas of the building to ensure even temperature throughout and note any discrepancies.
Annually	Arrange for servicing of fire extinguishers.
	Inspect abutting buildings to ensure there is no build-up of leaves or other debris against the walls.
	Check the condition of outside walls, windows, sash cords, 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 testing of the electrical systems.
	Arrange for the testing of any lightning protection.

It is vital, especially with older people, to keep them warm and well ventilated at all times. The fabric officer should ensure that such ventilation is taking place, especially after services.

Net Zero

How churches can reduce their energy.

On 12 February 2020 General Synod recognised that we are in a climate emergency and committed to an ambitious carbon reduction target of Net Zero by 2030. The culture is changing fast, both outside and within the Church; questions of sustainability should inform all our buildings-related decisions from now on, and this report highlights opportunities for action. See also the Practical Path to Net Zero Carbon (PPNZC) document below, and the Sustainability Countdown to 2030 section below.
The Church of England Research and Statistics Team has created an Energy Footprint Tool This will tell your church what your 'carbon footprint' is, based on the energy you use to heat and light your buildings, and is part of the Online Parish Returns System.
https://www.churchofengland.org/about/policy-and-thinking/our-views/environment-and-climate-change/about-our-environment/energy-footprint-tool The tool is available on the CofE online Parish Returns website https://parishreturns.churchofengland.org/login
You will need to input the data from the most recent year's electricity and gas/oil etc. bills, and the tool will then tell you the amount of carbon produced annually by heating and lighting your church building; it will also offer some helpful tips to reduce your carbon emissions. As you use the tool each year, you will be able to see how your church improves, as you take steps to cut your carbon footprint. Most dioceses now have a Diocesan Environmental Officer in post, who may be able to offer support, including on questions of ecology and biodiversity, and signpost you to further resources.

Sustainability Countdown to 2030: *It will be for the PCC to set its priorities for sustainability improvements, and I would encourage you to use the Practical Path to Net Zero Carbon (PPNZC) appended to this Report to help set these.*
The following gives you a suggested timetable to address in the next five years, as we prepare for 2030 (references relate to the PPNZC):
[List follows, combining items from the report with non-condition items from the PPNZC, such as renewable electrical tariff.]

A practical path to "net zero carbon" for our churches

These recommendations aim to help churches reduce their energy use and associated carbon emissions. They are based on the findings of our church energy audit programme and input from of a range of professionals in the field.

NOTE: Many of the suggestions below require faculty; please seek input early on. If the church interior is of historic, artistic, architectural or artistic interest, seek professional & DAC advice first, before making changes; stabilising the environment for these interiors is important to minimise cycles of treatment, with their inherent carbon cost.

A. Where do we start?	These are actions that nearly all churches can benefit from, even low occupancy churches used only on a Sunday. They are relatively easy, with relatively fast pay back.

The building itself:

A1. Maintain the roof and gutters, to prevent damp entering the building and warm air escaping.
A2. Fix any broken window panes* and make sure opening windows shut tightly, to reduce heat loss.
A3. Insulate around heating pipes to direct heat where you want it; this may allow other sources of heat to be reduced in this area.
A4. If draughts from doors are problematic, draught-proof the gaps* or put up a door-curtain*.

A5. Consider using rugs/floor-coverings (with breathable backings) and cushions on/around the pews/chairs. **Heating and lighting:**

A6. Switch to 100% renewable electricity, for example through Parish Buying's energy basket, and "green" gas.

A7. Match heating settings better to usage, so you only run the heating when necessary*.

A8. If you have water-filled radiators, try turning-off the heating 15 minutes before the service ends; for most churches this allows the heating system to continue to radiate residual warmth*.

A9. If you have radiators, add a glycol based "anti-freeze" to your radiator system and review your frost setting.

A10. Replace lightbulbs with LEDs, where simple replacement is possible.

A11. Replace floodlights with new LED units.

A12. If you have internet connection, install a HIVE- or NEST-type heating controller, to better control heating.

A13. If your current appliances fail, then replace with A+++ appliances.

People and policies:

A14. Complete the Energy Footprint Tool each year, as part of your Parish Return, & communicate the results.

A15. Create an Energy Champion who monitors bills and encourages people to turn things off when not needed.

A16. Write an energy efficiency procurement policy; commit to renewable electricity & A+++ rated appliances.

A17. Consider moving PCC meetings elsewhere during cold months, rather than running the church heating. **Offset the rest:**

A18. For most low usage "Sunday" churches, once they have taken steps like these, their remaining non-renewable energy use will be very small. For the majority, all they need to do now to be "net zero" is offset the small remaining amount of energy through Climate Stewards or other reputable schemes.

A19. Also, think about your church grounds. Is there an area where you could let vegetation or a tree grow?

B. Where do we go next?

These are actions with a reasonably fast pay back for a church with medium energy usage, used a few times a week. Perhaps half of churches should consider them.

Most actions cost more than the ones above, and/or require more time and thought. Some require some specialist advice and/or installers. They are often good next steps for those churches with the time and resources to move on further towards 'net zero'.

The building itself:

B1. If you have an uninsulated, easy-to-access roof void, consult with your QI about insulating the loft*.

B2. If you have problematic draughts from your door, and a door curtain wouldn't work, consult with your QI about installing a glazed door within your porch, or even a draught-lobby*.

B3. Consider creating one or more smaller (separately heatable) spaces for smaller events.

B4. Consider fabric wall-hangings or panels, with an air gap behind, as a barrier between people and cold walls. **Heating and lighting:**

B5. Learn how your building heats/cools and the link to comfort, by using data loggers (with good guidance).

B6. Improve your heating zones and controls, so you only warm the areas you are using.

B7. Install TRVs on radiators in meeting rooms & offices, to allow you to control them individually.

B8. Consider under-pew electric heaters and/or infra-red radiant panel heaters*, which keep people warm without trying to heat the whole church space. Radiant panels are especially good for specific spaces like chapels and transepts, which you might want warm when you don't need the whole church to be warm.

B9. If you have radiators, install a magnetic sediment "sludge" filter to extend the life of the system.

B10. Consider thermal and/or motion sensors to automatically light the church when visitors come in, for security lights, and for kitchens and WCs.

B11. Install an energy-saving device such as Savawatt on your fridge or other commercial appliances.

B12. Get your energy supplier to install a smart meter, to better measure the energy you use.

People and policies:

B13. Vary service times with the seasons, so in winter you meet early afternoon when the building is warmer.

C. Getting to zero

These are bigger, more complex, projects, which only busy churches with high energy use are likely to consider. They could reduce energy use significantly, but require substantial work (which itself has a carbon cost) and have a longer payback. **They all require professional advice, including input from your DAC.**

The building itself:

C1. Draught-proof windows*.

C2. If you have an open tower void, insulate or draught-proof the tower ceiling *.

C3. Double-glaze or secondary-glaze suitable windows in well-used areas such offices, vestries and halls*.

C4. Internally insulate walls in well-used areas such offices, vestries and halls*.

C5. If you have pew platforms, consider insulating under the wooden platform with breathable materials*.

C6. Reinstate ceilings, and insulate above*.

Heating and lighting:

C7. Install a new LED lighting system, including all harder-to-reach lights, new fittings & controls.

C8. Install solar PV, if you have an appropriate roof and use sufficient daytime electricity in the summer.

D. "Only if...."

These are actions you would do at specific times (such as when reordering is happening) or in very specific circumstances. **Nearly all require professional advice, including input from your DAC.**

The building itself:

D1. If you are reroofing anyway, then insulate the roof, if appropriate for your roof*.

D2. If you have an uninsulated wall with a cavity (typically build 1940 onwards), then insulate the cavity.

D3. If the building is regularly used & suitable, such as a church hall, consider appropriate external insulation or render, appropriate for the age and nature of the building*.

Heating and lighting:

D4. If there's no alternative that does not run on fossil-fuels, then replace an old gas boiler or an oil boiler with a new efficient gas boiler.

D5. If yours is a well-used church which you want to keep warm throughout the week, then consider an air or ground source heat pump. Ground source heat pumps are more expensive and invasive to install than air source heat pumps, but run more efficiently once installed, depending on ground conditions.

D6. If you are doing a major reordering or lifting the floor anyway, and yours is a very regularly used church, then consider under-floor heating. This can work well in combination with a heat pump (above).

Church grounds:

D7. If you have car parking that is sufficiently used, EV charging points for electric cars can work out cost neutral or earn a small amount of income for the church. Note, they will increase the church's own energy use, but will support the uptake of electric cars. They could be good in combination with solar PV panels.

E. By exception

These actions are often mentioned in this context, but are generally not recommended, because of the risk of harm to the fabric, energy used, and/or the cost.

- Standard secondary glazing on the main, historic windows (this can be inefficient, expensive, & cause damage).
- Install solar thermal panels to generate hot water (hot water use is generally not high enough to justify it).
- Background space heating at all times unless needed for stabilisation of historic interiors (high energy use).

* If interiors are of historic, architectural or artistic interest, seek professional & DAC advice first.

 Queries: catherine.ross@churchofengland.org Cathedral & Church Buildings Division

ENERGY FOOTPRINT REPORT

Blank, results not yet available for 2024.

Below is the 2022 and 2023 data that the DAC hold for the Skerne Parish churches. With the exception of Sedgefield, St Edmund, and Bishop Middleham, St Michael the carbon output of the other churches the carbon output is low.

The chart of all the Skerne Parish churches is included here for comparative purposes.
My Thanks to Martin Howard, DAC Secretary in compiling and advising the data.

Name	Actual Total 2022 CO2e (Tonnes)	EFT 2023 Completed	Total Electricity KWh	Total Gas KWh	Utility Spending	Actual Total 2023 CO2e (Tonnes)	Estimated / Actual 2023 CO2e (Tonnes)	Difference 2022 to 2023
261 Sedgefield St Edmund	23.59	Y	6006	111779	£9,624	26.98	26.98	3.39
252 Bishop Middleham St Michael	1.72	Y	2259	15933		4.24	4.24	2.52
060 Trimdon St Mary Magdalene	2.76	Y	1148	9979	£2,477	2.58	2.58	-0.18
061 Trimdon Grange St Alban	1.65	Y	1026	491	£1,701	0.4	0.4	-1.25
261 Fishburn St Catherine	0.16	Y	1167	0	£500	0.34	0.34	0.18

There has been a small reduction in Co2 at the church between 2022 and 2023. Probably the consumption is lower due to less church activity? The heating is only on for services.