Diocese of Durham

HOLY TRINITY USWORTH
Washington
(19)

Care of Churches and Ecclesiastical Jurisdiction Measure 1991

QUINQUENNIAL REPORT
on the architect's inspection on

20 March 2017

Sunderland Archdeaconry

Chester le Street Deanery

listed building grade II
with separately listed mining disaster monument SW of the church
not in a conservation area

Rector Revd Julie Wing

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




PART ONE

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

2. No material seen is likely to contain asbestos and the history of the church is such that asbestos is unlikely to be present. However this report is an Assessment rather than a Management Survey under the Control of Asbestos at Work Regulations 2012. The PCC may wish to see the guidance on the Church Buildings Council ('ChurchCare') website.
   I understand no survey has been done. If a management or demolition survey is required and not previously done, a specialist surveyor should be approached.

Brief description

3. Near the NE corner of a hilltop churchyard overlooking Usworth. Begun 1831-2 by John and Benjamin Green of Newcastle as a Nave only with W gallery and W Porch. Centre walkway with pews either side. Sandstone ashlar, welsh slate roofs and bell turret on the W gable. Early English.

4. About 1906 a narrower two bay Chancel was added three steps higher than the Nave. Taking advantage of the slope a low semi-basement Vestry was included under the Sanctuary. A lean-to S of the Chancel for an organ chamber and stair down to the Vestry. Later a gothic Chancel screen was added in the new arch. Unusual Nave ceiling part flat, part central barrel vault exposing parts of the trusses.

5. The organ was moved to the W gallery and the lean-to is now used as the Vestry.

6. In 1988-92 a W extension added a Hall, Kitchen, wcs, entrance and stair to an upper Office and Store. The extension is lower but broader than the Church and embraces its W bay. The high middle part of the Hall is said to provide space and structure for a further upper room not built. Second hand slate and new stone cladding over blockwork cavity walls with reused arched stone openings. Architect David Johnson of Washington.

7. The large churchyard covers the hilltop W and S of the Church. Its E half around the Church is closed to burials with most headstones cleared but one separately listed colliery accident monument SW of the Church. W half closed and part filled with stones though family burials continue. Garden of Remembrance added 2002. Tree Preservation Order.

Recent structural history

8. Main work recorded since 1997:
   - front pews removed, platform and short ramp in centre aisle added, carpet at passage, ramp and platform
   - after rot outbreak in basement – floor renewal, plaster repairs, new electrics, heating and decoration
   - pointing at top of E gable

since 2002
   - relighting and partial rewiring

since 2007
   - loose stone cladding at W gable taken down and rebuilt
   - part of balcony cleared of seating, organ case and balcony treated for woodworm
   - lower office and vestry reconstructed under balcony including dry lining and solid bricking up of former window between lower Office and Kitchen
   - partial redecoration, speakers renewed

since 2012
   Church redecorated
   Nave pendant lamps changed to LEDs
   External lights now timed to turn off at 11.30pm
   New panic bar at S escape door

Summary of structural condition

9. The Church and Hall are generally sound but the roofs of both are poor.
   Rising damp is becoming a problem in the stone walls which became plastered internal when the hall was added.

PART TWO

DETAILED DESCRIPTION OF THE EXTERIOR

Roofs

10. The Church and attached Hall are both covered with natural grey slate. For at least 20 years there has been a history of slate weakness and repair. There are again missing & displaced slates at all elevations.

11. The ridge tiles are in good order but the verge & abutment fillets to the copings are failing in various areas.

12. The Church welsh slate is mortar torched to the battens rather than laid over felt as a second line of defence from rain and snow. Repeated patching and a plant growing in the slates and mortar fillet found at the NW corner of the nave in 2012 are consistent with general nail sickness.

13. The age of the Church slates is not known but the torching suggests the roof has not been reslated since before the 1920's when felt became common. So the slates and nails must be at least 100 years old, when plain iron nails without rust resistance were the norm.
    For some years and increasingly the roof has needed repeated and increasing patching after high winds, suggesting nail sickness (widespread corrosion and failure of ferrous slate nails).

14. The attached Hall was added as cheaply as possible in about 1990. It has already needed remedial work to the W wall and the roof shows weakness of material and detail. The slates appear to be poor quality. In parts they are breaking off and missing.

15. **Chancel and Vestry** welsh slate at about 45° with clay ridges and lead flashings at the gable coping and the abutment to the Nave. Fair except slipping slates, one at N near top right and one at S towards Nave wall. Two lead clips at S side SE corner are opening, loosening the slates.

16. **Nave** similar but shallower and unfelted with mortar torching of the slates to the battens. Decaying boards under the eave courses. Ridged watertables with high mortar fillets covering the slates.
    SW mortar fillet cracked and part loose. SE fillet breaking down with debris on the slates. NE fillet replaced and fair. NW fillet breaking down and plants growing in the cracks have been removed.
    The N slates are very uneven all down the W end and around the bellcote with some slates missing. Uneven all along the ridge. A large patch at the top E end is disrupted and a slate is slipped out mid slope near the E end.
    The S slates better but uneven around the bellcote where past patching has been with lead and wire clips. Two have slipped out mid height close to the W end, with daylight inside.

Nave SW

Nave SE

Nave top E end of N slope

Nave NW

Nave NW


Hall NW


Hall SW and adhered slate on ground


Inside Nave SW corner



Daylight at missing slate Nave SW | Nave NW | Hall felt not reaching the Nave wall

17. The **Hall** has welsh slate on felt mostly in fair condition with timber corbels at the eaves to echo the stone corbels at the Nave. Two vents in the clay ridge. No lead soakers in the slates at the W upstand but instead cover flashings are dressed over the slates, a weak detail. The former lead flashings appear to have been changed to Nuralite or similar composite material. Parts of the remaining E lead flashings are coming loose. The felt does not reach the Church wall so any leak through the flashings runs down the wall (photo below and para 53).


Nave ceiling behind organ | upper store wall where Hall felt does not reach the Nave wall

18. At S side Hall broken and missing slates by bell turret, all up the W gable and SW eave. A slate formerly patched in with adhesive lies broken on the ground.
The N side better but three slates missing and others slipping near the W upstand.

19. Reslating the whole building (with improved slates at the Hall), non-ferrous nails, felt, secret gutters and better flashings is justified.

Rainwater System, Drainage

20. Simple gutters bracketed to the rafter ends at the overhanging eaves. There has been a change to black plastic gutters and pipes with bulky sheet metal protection over all downpipes. Condition seems good except a drip from a joint in the Hall N gutter near the W end.

21. Complete new rainwater and foul drainage appears to have been installed when the Hall was built. Near the N boundary a very deep collector manhole

22. Some rainwater gullies are full of leaves. Regular clearance throughout the year is good practice.

Walls, Buttresses

23. The church is picked sandstone ashlar with dressed window and door openings. Generally the stone and tight joints are all in good condition. Minor loss of pointing under the N nave windows.

24. The Chancel E gable watertable joints and some joints under are open and should be pointed. Both Chancel NE corner buttresses and one N buttress have open joints on all three sides and should be carefully raked out and pointed. All pointing to be flush in weak mortar.

25. The Nave stonework is good.

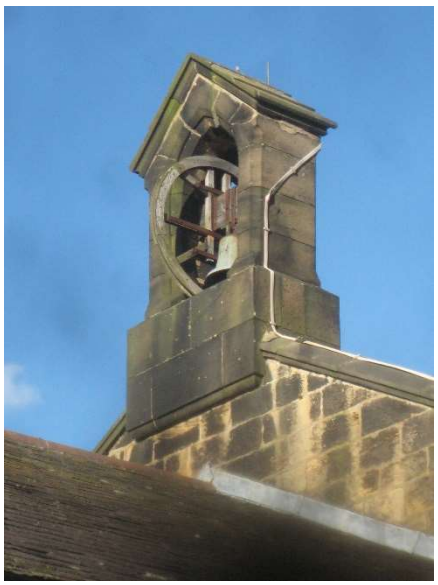
26. The Hall walls are cavity concrete blockwork. The outer leaf is clad with sawn sandstone tiles some 50mm thick set in cement mortar and fixed back with hidden galvanised bent straps. The part rebuilding of the W gable cladding with better cramps appears stable.
    The appearance of a thick stone wall is given by 130 thick quoins at the corners and a matching stone plinth. Chamfered stone openings recovered from the old porch and W end were built into internal thickenings of the walls with damp proof courses over the outer cladding. The gable watertables are prevented from sliding down by galvanised hip irons over stone corbels.

27. Some cladding joints remain cracked and open L of the S escape door.

Bellcote, Bell

28. The small bellcote was rebuilt when the Hall was added and appears sound. The single bell, oak beam and wheel and the rope through the ridge seem sound. Behind the organ the Nave ceiling is watermarked where water drips through a wide iron pipe sleeve mortared into the ridge for the bell rope.

Wall by S door (para 27)



Bellcote

Window and Door Openings

29. The E gable has three sound lancets with two chamfers over a rectangular door and two twin basement windows.

30. Sound windows in the Chancel N side and lean-to and at the four lancets each side of the Nave.

Reused window in Hall

E door

31. At the Hall the reused doorway and five windows are sound although one N window has been patched in cement mortar.

External Iron and Wood

32. The three external doors are solid core flush ply. Main N doors varnished hardwood veneer with mortice bolts in a hardwood frame to fit the reused pointed arch. The S and E doors have painted outer steel sheet covers and softwood frames. The doors are sound and operate well. The E door needs paint. Mastic sealant at S door frame now cracked.

33. The Hall gutter fascias need paint

DETAILED DESCRIPTION OF THE INTERIOR

Roof timbers

34. The Chancel timbers are hidden by a barrel ceiling with no access. Two iron tie rods restrain the roof which is probably scissor trussed rafters. The lean-to rafters are visible and appear sound.

35. Six Nave trusses on stone corbels support timber purlins and rafters. Their massive tie beams and the centres of the trusses are seen below the ceiling. From floor level they appear sound.

36. The extension roofs are modern trussed rafters, mostly monopitch each side of block walls on steel beams at the high ceiling in the centre of the Hall, whose roof is double pitched trusses. Those trusses visible from hatches appear well made and properly braced.

Ceilings

37. The Chancel has a barrel vault of painted matchboards, and the lean-to has exposed timber roof boards, all appearing sound. In the basement Meeting room a low stepped ceiling of sound painted plastered concrete.

38. The unusual Nave ceiling seems to be softboard under traditional lath and plaster at the flat outer edges with curved softboard and patterned cover battens in the central vault, both insulated with quilt. The softboard is fixed to curved ply formers in the roof void. The vault appears in the 1907 photo in church so may have been inserted to give more headroom for the new chancel arch. All sound. Water marks at the bell rope hole behind the organ, near the crown of the vault near the middle of the Nave and next to the hatch in the NW corner over the balcony.

39. The Hall and new rooms have plasterboard, sound but with minor movement cracks at the walls.

40. The plasterboard is part insulated with mineral wool and more unused rolls lie in the lofts. Over the S rooms quilt has been disturbed and not fully relaid. The N rooms are about 90% covered and a roll of unused quilt stands in the void. Parts only of the lower and upper parts of the Hall are covered. No insulation is laid over the upper office although again many rolls stand there unused, doing nothing useful. As well as laying the existing rolls it would be better to double the thickness throughout to bring it closer to current standard.

over centre of hall - mostly uninsulated despite unused rolls lying in the void over N wcs

over N side of Hall – mostly uninsulated despite unused rolls lying in the void

41. Another oddity is the small round former window opening behind the organ. It is open and allows warm air to pass freely from Church to the cold and ventilated roof void above the Hall. It also risks fire spreading from one roof void to the other. An intended round board plug for the hole lies disused on the Office ceiling hatch, perhaps since the major electricity cable was laid through. It could be accommodated by fire proof sleeve in an improved fire resisting plug in the hole.

Chancel Arch
42. Sound painted stone

Partitions, Doors, Panelling, Screens
43. The Chancel and Nave have grained dado panelling which seems sound. The former organ space SW of the Chancel is infilled in oak and lettered as a Begg memorial. In the Nave the dado extends down to pew seat level only, over render.

44. An undated painted gothic rood screen was added on low timber panels each side of the Chancel steps.

45. In Church all partitions are plastered masonry, except the modern divisions under the balcony which are studs faced in thick veneered ply in the Office and Vestry.
In the extension plastered block except studs at the stair and landing. At the upper rooms the plaster around the door frames is cracked and lacks cover moulds which looks ragged.

46. The original pair of doors at the W end of the Nave are sound painted vertical panel doors with robust brass knobs and bolts. Rot in the bottom of their frame has been repaired.
The doors from Chancel to lean-to are a sound pair of rebated arched grained softwood with good brass levers. The basement has a good six panelled door.
The edges of the flush doors at the Vestry and at the foot of the stair are not finished.

47. The doors in the extension are all flush ply, some with applied moulds, with aluminium hardware.
The heavy counterbalanced kitchen hatch seems jammed.

Plaster, Decoration
48. All walls are plastered, generally sound and well decorated. Very minor rising damp at the bottom of the basement stair. The basement plaster appears dry and well painted.

49. Rising damp at the original Church W external walls now internal is concealed in the Kitchen by half tiling and elsewhere was controlled with apparent waterproof render to about 1m high. Visible damp has become more extensive and now damages the plaster and paint:
- In the foyer showing as mould in the fitted cupboards and as stains on the former buttresses outside the ladies door
- At doors into the Nave – especially at the Church face N side which has been patched next to a surface plastic socket, lesser on the foyer side
- In the ladies behind the radiator and at the bottom of modern masonry infilling a church window (plaster now stripped)
- At gents slight above render level, which is itself poor behind the wc


Church side of Nave doors


ladies wc after removal of damaged plaster

50. The Church is painted a range of tones from cream with gold chamfers at the Chancel arch and windows to the dark graining of the dado and pews. The 1907 photo shows there was limited wall painting in the Nave, now covered. Painted figures remain in the pulpit panels. The Chancel ceiling is now an ice blue. The simple Chancel is distinguished by four 1859 painted panels (Ten Commandments, Lord's Prayer, Creed) on the N wall and a mosaic floor.

51. The main visual emphasis is now the high altar and the carved Chancel screen which is painted gold, blue, red and chocolate. Painted rood crucifix.

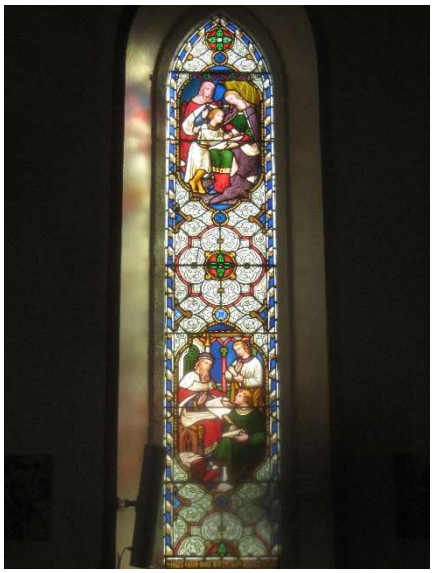
52. The softwood pews, Chancel furnishings and dado panelling are dark grained to match. It may have been lighter grained in the past though given the different tones used in graining it is hard to be certain.

53. The extension walls are painted cream. Minor cracks between upper Office walls and ceiling. In the small upper Store water marks down the wall abutting the Church (para 17).
Holes left from a phone on the stair should be filled.

Glazing, Protection

54. Three E lancets - stained glass Coxon memorial of 1875. Minor damage has been repaired. One piece top left broken.

lean-to para 55



typical nave lancets para 56

55. N Chancel and lean-to – two lancets in each have coloured cast quarries with one hopper each side (clear sheet glass on N side) in good condition but dirty. S hopper permanently slightly open. The SW window has four broken pieces at top (making a hole open to the back of the unventilated protection) and two cracked at the bottom. The flexible protection is too close to the glass. Cast wired glass in the lower Meeting room.

56. Six of the eight Nave lancets have well leaded clear diaper quarries in fair condition though the glass is dirty both sides and cannot be properly cleaned without removing the protection. Four hoppers, two of them reglazed in unleaded float glass. The lancet by the pulpit has opal glass (and some clear replacements) with yellow border in good condition.
One of the S lancets is another Coxon 1875 memorial stained glass with minor repairs including overglazing and some bowing due to weak lead pattern.

57. All Church windows are protected by polycarbonate sheets cut to fit into rebates in the stone reveals, and 'sealed' with a non-setting compound which does not prevent dirt build up. In the voids the glass and polycarbonate surfaces are dirty. The S sheets especially are clouded by sunlight and daylight inside is reduced. The outside appearance is fair but looks blank. No rebates at the lean-to where the sheets are fixed too close to the glass (para 55).

58. Early polycarbonate has limited life before sunlight clouds it. Much better light resisting polycarbonate is now available. When funds allow the sheeting should be replaced and fixed unsealed with ventilating clips all round. For better appearance size to the glass, not the rebates.

59. The taller lancets have one or two cross joints with unsealed lead cames, two of them at S hanging out.

60. The middle two S nave protections have slipped making gaps at the top. If general renewal is not possible this sheeting at least should be replaced as above with glass cleaning.

61. All extension windows have unsealed site assembled triple glazing in stained timber frames. The inners and outers are polycarbonate with a mid sheet of unknown material with applied lead diaper patterning. The polycarbonate is clouding and cobwebs appear in the voids. The outer hardwood frames are not well sealed to the polycarbonate so water and insects can enter. Some mortar pointing between timber and stone is lost.

Ventilation

62. Nave only subfloor ventilation by airbricks in the plinth course. On the N side five modern buff (one blocked by deep pile of leaves) and one in E end of Nave. On the S side four small square drilled metal plates, one mortared over.

63. All extension ground floor rooms have fan extractors including two large and noisy fans through the Hall W wall. The Kitchen has a wall extract with cord control. The entry lobby, gents lobby and wcs have fans switched with the lights with overrun timers. Ladies has both ceiling fan and a high level airbrick which seems excessive. In contrast no ventilation in the upper rooms. New rooflights would add both light and ventilation.

Floors, Rails, Galleries, Stairs

64. At altar and communion steps good mosaic and small tiles.
The Chancel floor centre is mosaic in good condition but slightly dipped at the part not over the basement, suggesting early settlement of deep fill. The only remedy, not appearing justified, is to take up and relay the floor and mosaic. The choir stalls are on softwood boards and low platforms. The Chancel and Sanctuary steps are sound grano. An oak communion rail with plain balusters.

65. The Nave has carpet at the raised E end, its ramp, the aisle, vestry and office. The ramp causes some tripping which may be reduced by manifestation with different colour carpet.
The softwood pew platforms appear sound.

66. The solid basement floor has a safety vinyl sheet covering and vinyl skirts in good order. Grano stair.

67. The gallery used for the organ and storage has a sound balustrade and stepped board floor. Most benches have been removed and new flooring woodworm treated.

68. The extension ground floor is solid. In lobby carpet tiles, in Hall vinyl tiles and the remainder vinyl sheeting. Parts of the wcs have no skirtings. The timber stair and upper floor are carpeted.

Reredos, Monuments, Brasses, Furnishings, Organ

69. Pipe organ on balcony said to be in use, tuned and in good condition. Part hidden by the roof tie beams. The blower motor without box is in the office. Organ case was treated for woodworm about 2010 when worm was found in the floor and case. A keyboard by the pulpit.

70. Altar moved forward. Behind a rich frontal it is plain oak boards with thin bracing. The pulpit is painted timber with a black lacquered and polished brass handrail. A modern portable oak font and a gothic brass lectern. A stone font (originally under the balcony) now in the foyer covered by a painted wooden figure of Christ the Shepherd. A brass and alabaster first war and a painted timber second war memorial are both well lettered and in good condition.

71. The furnishings are three chairs, a pricket stand, brass processional cross, grained softwood stalls and pews, all in good condition. Some pew ends have been recycled to enclose the ramp sides. The S enclosure has minor taped damage.

Heating

72. The Church has electric tubular heaters under the pews and on parts of the walls, protected by mesh guards. Controlled by a 7 day 24 hour timer and switches in the lean-to and a thermostat in the nave. Some low level cable trunking and outlet boxes are exposed since two pews and heaters were removed for the Nave platform. Low bills but said to be inadequate. Warm air lost from Church through the wall hole behind the organ.

73. Boxed gas meter in ladies. Combi wall boiler with balanced wall flue in the gents for hot water and heating in the extension. Steel panel radiators and underfloor copper pipes, a 24 hour timer and thermostat. Boiler said to be regularly serviced and to work well. Large parts of the extension ceilings have no insulation at all. Proposal to add a hot air curtain over the main entrance door

74. No heating in Office, Vestry or basement where loose electric heaters are used.

Electrical

75. Three phase intake at the basement stair with a neat modern fuse and main switch with submain to Hall. Age estimated at 35 years. The installation has been altered several times and the different parts now vary in condition.

76. A periodic inspection report dated 2011 gave a satisfactory overall assessment but identified five defects requiring improvement (missing blanking plates, neutral and earth conductor sequences incorrect, corrosion at some fused heater spurs). New test report now due.

77. Church wiring is simple. Two rows of pendant lights (now LED lamps – one part failed) in the Nave and Balcony (renewed in 2004). A spot on a truss lighting the Crucifix, four up floods in the Chancel and metal and white plastic sockets at the front of the Nave, in the Office and Vestry. Pyro wiring on the longitudinal beams and down the plaster in the SE corner.

78. The Chancel relies on bright uplighting of the pale blue ceiling. The Nave pendants are hung at the positions of the ornate oil lamps in the 1907 photo but higher and smaller.

79. Low energy lights at lower Office and Vestry.

80. In basement surface fluorescent lights and three surface plastic 13A sockets fed from steel conduit under the ceiling.

81. The extension has sockets in the Hall and Kitchen. Most parts are lit by exposed fluorescent strips or plain lamp holders. Stark bare pendants at the stair, upper Office and Store.

82. Microphones at pulpit and lectern with small white speakers at the nave windows and on the back of the Chancel arch.

Lightning Conductor

83. Air rod on bellcote with plastic sheathed copper tape down S side watertable and over slates. Appears complete. Protected by galvanised cover at low level. No visible test point.
No recorded test. See Addendum.

Fire Precautions

84. The E basement escape door has two mortice deadlocks with keys in locks for emergency.
A panic bar at the S escape door.

85. Fire alarm with break glasses and emergency lighting at the extension

86. Extinguishers serviced July 2016 (except as marked)

Basement	2 kg CO_2
Basement	4 kg powder (last serviced Dec 2009)
Top of office stair	6 litre foam and 2 kg CO_2
S escape door	6 litre water
N hall door	6 litre water
Kitchen	4 kg powder and fire blanket
Nave (2 no.)	6 litre water

The insurer EIG advises dry powder extinguishers should be confined to boiler rooms and kitchens because discharge (including accidental and malicious) in church risks serious damage to organs and delicate surfaces due to the powder being corrosive.

Water and Sanitary facilities

87. None in Church. Hot and cold taps (not identified) at wash basins at wcs, at double stainless steel catering sink and stainless hand basin in kitchen. Hot water reasonably quickly from the combi.

88. Urinal and three wcs. Unboxed wastes protrude from the gents floor making cleaning difficult. A baby change table in ladies only.

Access and use by people with disabilities

89. Good level access to the Hall and Nave for wheelchairs from the pavement or by steps with handrails down from the car park. The communion rail is not readily accessible due to the remaining two chancel steps without handrails, designed but not yet fitted.

90. The access wc is adequate but lacks an alarm and paddle lever door handle which is the present standard. Bin storage obstructs the door from opening fully.

Security

91. The external doors are robust and steel faced with hinge bolts and roller mortice deadlocks. A floor safe in the lean-to vestry.

Churchyard, boundaries, signs, paths, trees

92. The churchyard is divided into E and W by a low stone wall whose S half long ago collapsed and is just an overgrown hump. In 2002 a small planted Garden of Remembrance was formed with sandstone kerbs against the E side of the standing wall. Both parts are maintained by Sunderland Council.

93. Since the last report a brown marble obelisk has been re-erected.

94. The 1885 colliery accident monument SW of the church is separately listed grade II. Its weathered painted stone is in fair condition but it leans and most of its broken cross finial is in the upper office. About 40% of the individual lead lettering is missing.

95. A photograph shows it was once surrounded by grave markers in a low fence, all now removed. Little remains of a modern brick kerb. In 2006 an application for faculty for a new chain surround was refused. A listed monument ought to be kept in good repair so it appears time to raise funds and reopen discussion with the authorities on repairing the finial and lettering and on relevelling the monument on a new foundation, without attempt to reinstate the named graves.

1885 monument

96. Some of the scattered trees are covered by a Tree Preservation Order, a copy of which should be kept in the Log Book. No tree work should be done without consulting the local authority.

97. The E part is closed and cleared of all except a handful of monuments and stones. Most stand but three tall stones with plinths now lie flat.
A Fowler grey granite obelisk near the S wall is sound but its large kerbed grave is covered by rhododendron, not maintained and some kerbs lie flat. Another group by the E wall lies flat or lacks parts. The owners or local authority should be pressed to re-erect the flat stones safely and to record and remove the broken monuments.


W edge of the E churchyard


W yard

98. At the road a high stone wall, retaining the churchyard at NE. Part loose where pushed by a tree and part of pointing missing. Capped gate piers and fine wrought iron gates. A separate opening gives access to a small stone chipping car park.

99. At E the boundary wall retains the churchyard high above adjoining house gardens. A small gated opening has been formed through the E wall to a neighbour's garden. Many self seed saplings along the church side of the wall need to be removed before they become large enough to damage the wall. Much of the E wall is overgrown and needs to be raked and pointed. The S wall is too overgrown to judge its condition.


in 2012


part of the E wall in 2017

100. Short tubular steel handrails at steps W of the hall are rusting.

101. Polycarbonate is clouding at a small glazed sign cabinet on a gate pier.
A large recent printed sign on wooden stiffeners on rusting steel tubing over the gate piers.

102. The W part of the churchyard remains open for family burials. Parts of its low stone wall retain the highway verges outside. A pair of rusty iron gates in the N wall hang on heavy softwood posts, deeply decayed at top and bottom but still stable.

103. More scattered trees of many species including yew, holly and gorse bushes. Stones of many styles in generally good condition although most have subsided and their closely packed kerbs make maintenance difficult. Tarmac or mown paths.

Archaeology

104. Consultation with the local authority archaeologist indicates that the site lies on the presumed outskirts of Great Usworth medieval village and may be of archaeological importance. They should be consulted if significant works are ever considered.

General comments

105. Repeated roof repairs and leaks can be expected unless the slates are all relaid with better materials and details and full coverage of felt.

106. Economic use of scaffolding and labour in reroofing would include these basic repairs and improvements:
- rake and point joints at least at the E watertable
- at watertables upgrade from cement fillets to lead flashings or if necessary secret lead gutters
- insulate the extension flat and sloping ceilings
- add rooflights over stair and upper Office and perhaps Kitchen

107. Thorough repair of the 1885 listed monument is overdue.

PART THREE

RECOMMENDATIONS in order of priority

For immediate action

Repair drip from Hall N gutter	20
Refill round opening between Nave and extension roof void (heat loss and fire risk)	41
Free the Kitchen hatch	47
Obtain new 5 yearly electrical test report	76 and Addendum
Renew lamp in one Nave pendant	77

For completion within 18 months

Strip and reslate all roofs with repointing of Chancel watertable, renewal of sleeves for bellropes and optional rooflights	9 – 19, 24, 28, 105 – 106
Redecorate Nave ceilings at water damage	38
Take advice and decide a range of actions at rising damp, to include ventilation of cupboards, waterproof render, ventilated dados	49
Destroy the saplings along the E boundary wall	99

For completion within five years

Paint the E door and Hall gutter fascias	32, 33
Repair broken leaded glass in lean-to	55
Obtain lightning conductor test	83 and Addendum
Consult and make full repair and relevelling of the listed 1885 monument	94, 95, 107

Desirable improvements

Complete ceiling insulation in the extension including use unused rolls of quilt	40, 73
Repair and finish the plaster around the upper doors	45
Finish the edges of two flush doors	46
Clean glass and fit ventilated UV resisting polycarbonate protection	56 – 60
Improve glazing at extension	61
Add rooflights at stair and upper rooms for daylight and ventilation	63
Change carpet colour at ramp in Nave	65
After reducing heat loss increase heat outputs	72

Recommendations on Maintenance and Care

Clear leaves from gullies and walls regularly	22
Remove powder extinguisher from basement or include in servicing	86

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

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

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

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

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

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

LIGHTNING CONDUCTOR Any lightning conductor should be tested by a competent electrical engineer every five years (in addition to any recommendation in this report) in accordance with the British Standard Code of Practice. Records of the results and condition should be kept with the Log Book. Note that there is no general requirement for a Lightning Conductor.

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

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

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