

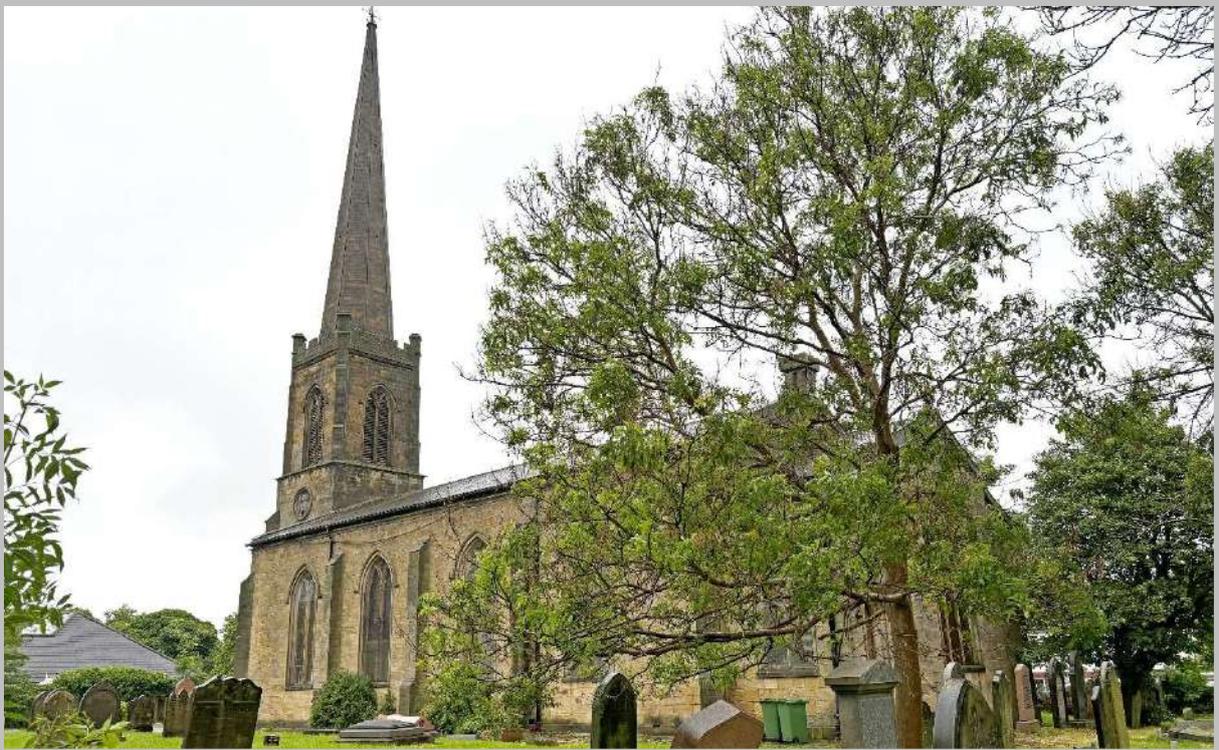
Inspection and Repair of Churches

Care of Churches Measure 2018

## **QUINQUENNIAL REPORT**

*For the Parish Church of  
St John, Gateshead Fell*

***Report Date: July 2024***



Inspecting Architect:  
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*xsite architecture*  
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*NE1 2NP*

*Diocese of Durham*  
*Archdeaconry of Sunderland*  
*Deanery of Gateshead*

## **OVERVIEW:**

### Date of Inspection & Weather Conditions:

Tuesday 11<sup>th</sup> June 2024. Dry but grey and overcast.

Date of report: 22<sup>nd</sup> July 2024

Date of previous report: October 2018

### Executive Summary:

The church is generally in fair condition and it is evident that routine internal maintenance tasks are well programmed. However, there are some external cyclical maintenance tasks which would benefit from being carried out more frequently. Whilst it is appreciated that some of these tasks have access challenges it would be beneficial to explore a long term strategy for the ongoing maintenance of these areas that does not require scaffolding. The log book does not appear to have been updated since 2019 and it is recommended that this be updated as soon as possible to ensure all works being undertaken are recorded. The log book can be done electronically if this was a better system for the church to adopt as long as printed copies are put in the log book annually.

At the time of the survey the Church had been receiving advice and input from Chris Young, Durham Diocesan Board of Finance regarding a replacement heating system. Some of the possible options proposed included radiant heating systems which will be reviewed by the Inspecting Architect. The Church has previously been used as a space for various groups and sports clubs, however most are no longer using the space due to the cold temperatures experienced as a result of inadequate heating. This supports the necessity of installing new heating solutions to promote increased use of the church. Additionally, at the time of survey the Church were also undertaking replacement works to the oven in the kitchen therefore some tiles were missing from the walls. The possibility of retiling the area is in discussion.

One of the current urgent issues which requires addressing is cleaning of debris from the gutters and gullies as part of an ongoing maintenance strategy. This would assist in preventing future issues occurring from these being continually blocked. In addition, the tower outlet and overflow is blocked and should be cleared, however this can be undertaken independently of the gutters and gullies. The bird netting protecting the gutters from bird access has failed and requires replacement as there is evidence of nesting materials and pigeons present across the elevations and some sections of netting are hanging loose. This replacement would be required to be completed after the current nesting season and should ideally be completed prior to the next nesting season.

There have also been some isolated slipped/missing slates identified on the roof which are visible to the central area on the south side. These should be replaced before winter in order to prevent any future water ingress from this point into the building. A window monitoring programme has been proposed for W.01, W.04 and W.10 (see Page 11 Reference Plan) as there is significant cracking visible to the mullions and any further future movement should be monitored. The most appropriate approach to monitoring

would be to take photos both internally and externally of the cracks and overall windows on a bi-monthly basis and keep recordings of these over the next 2 year period. This would then allow for an informed review as to the urgency of repair and whether any opening up works may be required to identify the cause of cracking. The first of these monitoring documents is included within the appendix.

It has been identified in previous inspections that the building has evidently suffered considerable structural movement in the past, possibly the legacy of ancient and undocumented mine workings, and it seems that the Clergy Vestry has had to be rebuilt at some time in it's history. The previous inspecting architect identified external historic cracking to one area on the west elevation and to an area to the north elevation of the tower which should continue to be monitored visually. Within this report further cracks have been documented, however upon comparison there seems to have been minimal movement since the last inspection photos. All historic cracks that have previously been re-pointed should continue to be monitored to check for signs of ongoing movement and the images within the appendix should assist with this.

Internally it should be noted that decorated areas appear to have been painted using a vinyl based paint which is not suitable for this type of construction as the walls as solid stone wall construction should be permeable on both sides to avoid trapping moisture within the wall. Whilst the walls are generally in fair condition, cracking is appearing in some areas and issued with paint finish which may be due to moisture being trapped within the wall. Where the current Inspecting Architect was recently asked to advise on some repainting works a Beeck mineral paint was proposed as it is a breathable solution.

To the entrance area there is some significant blistering and damage to the plaster surrounding the doors (ED.01) which may be being made worse due to the lack of heating / ventilation to the space. The plaster to the lower section of the wall could be removed to this areas neatly in order to allow the walls to dry out fully which may assist with this issue, before replastering with lime plaster in the future.

Externally the churchyard is a closed churchyard. It contains a considerable number of headstones which gives it a distinctive character. A few of the headstones are leaning quite considerably so routine checking from time to time is advised and it would be prudent to ask when the Local Authority last checked these. It has been highlighted previously that there are a significant number of self-sown trees which are disrupting a number of memorials and should be removed. At the return visit to the church on the 9<sup>th</sup> July 2024 there were council employees removing some of the overgrowth. The stone boundary walls to the North and South (which are next to public footpaths) have been rebuilt sometime in 2023/2024. However, the East and West walls adjoining neighbouring gardens are in poor condition, with significant areas of collapse which need addressing. Again this should be raised with the Local Authority.

There is accessible access from the East entrance gate although the gate is reasonably narrow and a temporary ramp which is used to address the stepped entrance into the church allowing all users to access the church. There are quite a few uneven paving slabs surrounding the church and these need to be monitored to ensure they don't impact on accessibility.

Previous repairs undertaken since the previous report:

The previous report was carried out by Hugh Massey, Hugh Massey Architects.

Log Book Record:

**October 2018**

One tree in churchyard felled, stump left.

Left hand light at altar fixed.

New florescent tube fitted to right hand side light leading to toilets.

**June 2019**

Bell rope refitted (snapped during ringing of bell)

Regular inspections carried out.

**2023/2024**

Meeting room corner re-plastered and redecorated.

Boiler Servicing:

February 2020

Condemned 2022 – replaced for back rooms only.

Fire Inspection Report:

Fire Audit April 2019 by T&W. Fire and Rescue Services

Smoke alarms tested & changed 2024 – mains powered system, new heat detector in kitchen and emergency lighting.

5 year fixed wiring test/inspection – February 2020

PAT Testing - November 2023

February 2020

Fire Extinguishers:

**The last annual maintenance and servicing was 2020 and therefore this needs to be undertaken as a matter of urgency.**

Brief Description of the Building:

This church is one of several in the old Diocese of Durham which was built under the Commissioners Act of 1809. It was designed and built in 1824-5 by John Ions, a builder who worked elsewhere for the architect John Green. The church occupies an elevated and visible position at the east end of Church Road, Low Fell, close to its junction with the Old Durham Road, which was the original principal route from Durham to Newcastle. The Church stands on land enclosed in 1809, and its existence is owed in part to the benefaction of the Hawks family, who owned large ironworks on the Tyne.

The building is fairly typical of its date, comprising a rectangular 'preaching box' in the form of an aisleless Nave with flat timber ceiling originally with galleries round three sides (only that at the West End survives), a sanctuary projects at the east end and a Tower at the west accommodating the Entrance Porch and gallery stairs in its lower

stage and rising through the Clock Chamber and Belfry to support an extremely tall and slender stone spire. The sanctuary is flanked by a Clergy Vestry to its north and Entrance Vestibule/Store to its south. A new extension (1999/2000) containing toilets over a heating chamber stands on the site of the previous boiler house in the angle between the north wall of the Tower and the west end of the Nave. Within the Nave, timber enclosures containing a Choir Vestry (south) and Organ (north) flank a choir area, in what appears to be the result of a major re-ordering of the interior in the late nineteenth century. The western gallery was extended eastward and two meeting rooms (with a corridor between) formed beneath it in 2001.

Walls are of local honey-coloured sandstone, plastered and painted internally; roofs are covered with dark grey fibre-cement artificial slates (which replaced the original green Westmorland in 1983).

A plan drawing of the church taken from the 2005 report produced by Christopher Downs has been amended within this report to remove fixed seating from the nave, remove the north 'meeting room' to 'kitchen' to more accurately reflect its use and also adopt window and door numbering system for clarity within this report (page 11).

Listing Grade:

Grade II

Previous Inspections:

This is the first time the architect has inspected this church.

2018 (H. Massey)  
2013 (C. Downs)  
2005 (C. Downs)  
1997 (C. Downs)  
1991 (I. Curry)  
1986 (I. Curry)  
1981 (I. Curry)  
1976 (I. Curry)  
1970 (I. Curry)  
1965 (I. Curry)  
1960 (G.E Charlewood)

Official List Entry:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1277868

Date first listed: 25-Apr-1950

List Entry Name: Church of St John, Gateshead Fell

Statutory Address 1: Church of St John, Gateshead Fell, Church Road

Location:

Statutory Address: Church of St John, Gateshead Fell, Church Road

The building or site itself may lie within the boundary of more than one authority.

District: Gateshead (Metropolitan Authority)

Parish: Non Civil Parish

National Grid Reference: NZ 26466 60486

Details:

1. CHURCH ROAD 5099 (south-east side)

NZ 2660 11/10 26.4.50 Church of St John, Gateshead Fell II

2. 1825 by Ions, a builder who worked for John Green but here acted as architect. Ashlar with low pitched Welsh slate roof. West tower with very tall stone spire, a land and sea mark. Simple Gothic preaching box with very short chancel, lancet windows. Tower projects in centre of three-bay west front, and has diagonal buttresses and battlements. Three pairs of cusped lancets with quatrefoil spandrels and hoodmoulds.

Listing NGR: NZ2646660486

Legacy:

The contents of this record have been generated from a legacy data system.

Legacy System number: 430190

Legacy System: LBS

## **LIMITATIONS OF THE REPORT:**

A thorough inspection of the structural condition and state of repair of the Church has been made from the ground level with access to the tower and tower roof. It is emphasised that the inspection has been purely visual and parts of the structure which are inaccessible enclosed or covered up, such as boarded floors, roof space or hidden timbers at wall heads, and the external store have not been opened up for inspection. It cannot in consequence be reported that these concealed areas are free from defect, but the report will draw attention to areas where further investigation by opening up or providing improved access will be required.

The Architect is not competent to inspect or test the heating or electrical installations. Recommendations are made in this report for their inspections by qualified and competent persons on a regular basis. The inspection was carried out in dry weather when it was not possible to ascertain whether rainwater goods, gullies or surface water drains were watertight and free flowing.

Damp meters and probes were not used. Any part of the building which may require further investigation is referred to in the appropriate section of this report. Where it is suggested that some part of the building be kept under observation this is intended as guidance for a future monitoring process which will need to be set up by the Church Council with advice from a competent Engineer.

We have not inspected or are not competent to inspect trees. Trees protected by a tree preservation order (or within the curtilage of a listed building) must be inspected by a specialist professional adviser. They should consider whether further professional advice on trees should be commissioned, for instance in relation to safety concerns, the impact of trees on the church itself, the importance of the trees themselves.

We have not been made aware of any nature conservation issues such as protected species, mosses, lichens, grassland or bats which might inhabit the building or churchyard. If works are carried out to the building or church consideration should be given as to whether these (or others) may be present and where necessary professional surveys commissioned before works start.

It is possible that concrete used in any construction alterations or repairs of the Church between 1923 and 1975 could contain High Alumina Cement and/or Calcium Chloride additives. No investigation has been carried out to determine whether these substances are actually present and it is not possible to report that such parts of the building are entirely free of risk in this report. Where concrete of that period is persistently damp the risk of failure is significant and signs of failure should be reported to the Church Architect.

This report describes defects observed and is not a specification for the execution of work and must not be used as such, nor is it suitable for obtaining builder's estimates. The church architect is willing to advise the PCC on implementing the recommendations and will if so requested prepare a specification, seek tenders and oversee the repairs. The PCC is advised to seek ongoing advice from the professional advisor on problems with the building if these are outside the experience of the PCC. The repairs recommended in this report will (with the exception of some minor maintenance items) be subject to the faculty jurisdiction. Guidance of whether particular work is subject to faculty can be obtained from the DAC. Before starting any works, the PCC should make contact with the insurance company to ensure that cover is adequate and whether any conditions apply.

## **ADVICE TO THE PCC:**

Information on planning for disaster management including fire, lightning, explosions, storms, floods and vandalism and theft can be found on the Church care website:

<https://www.churchofengland.org/more/church-resources/churchcare/advice-andguidance-church-buildings/disaster-prevention-and-management>

### Electrical Installation:

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

### Heating Installation:

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

### Lightning Protection:

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

### Asbestos:

The management of asbestos in buildings is regulated by law. A suitable and sufficient assessment (a management survey) should be made as to whether asbestos is or is likely to be present in the premises. Further details of making an assessment are available on the HSE website.

The assessment has not been covered by this report and it is the duty of the PCC to ensure that this has been, or is carried out and updated as required. Before commencing any works, a refurbishment/demolition survey should be carried out and the report provided to the contractor.

### Equality Act:

The PCC should ensure that they have understood their responsibilities under the Equality Act 2010.

### Health and Safety:

Overall responsibility for the health and safety of the church and churchyard lies with the incumbent and the PCC. This report may identify areas of risk as part of the inspection, but this does not equate to a thorough and complete risk assessment by the PCC of the building and churchyard. Please note that under the CDM Regulations 2015 any project involving more than one contractor (this includes subcontractors), however small, brings with it additional requirements and responsibilities for the client and other parties involved. Further guidance is available on the HSE website including a short guide for clients. <http://www.hse.gov.uk>

### Bats and Other Protected Species:

The PCC should be aware of its responsibilities where protected species are present in a church. Guidance can be found at the below link and Natural England.

<https://www.churchofengland.org/more/churchresources/churchcare/advice-and-guidance-church-buildings/bats-churches>

### Sustainable Buildings

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

<https://www.churchofengland.org/more/policy-and-thinking/our-views/environment-andclimate-change/how-you-can-act/sustainable-buildings>

One copy of this report should be kept with the Church Logbook and records for future reference. The Architect will send additional copies of the report to the Archdeacon and to the Diocesan Office.

### Maintenance

Maintenance of the Church is the responsibility of the PCC, but the churchyard is closed and the responsibility of the Local Authority.

It is recommended that a maintenance plan is drafted if not already in place and that regular cyclical maintenance tasks should be carried out as required by members of the PCC or contractors. These might include clearing gutters and drains of vegetation and debris, carrying out a visual inspection of condition on a yearly basis of roofs, gutters or walls where there are known issues or after a period of bad weather.

## REPORT MAIN SECTION

The kitchen and meeting room were surveyed first in order to allow for the Tuesday morning Coffee Meeting to be undisturbed whilst the QI was being undertaken. External areas were then surveyed followed by the tower and roof. This was then followed with the internal spaces and a walk around the churchyard.

An additional visit was made to the Church on the 9<sup>th</sup> July to capture images for the window monitoring schedule and to review the document to finalise the report. It was noted that Council Employees were in attendance at the same time beginning to remove some of the excessive vegetation to the churchyard.

Where works are required these have been ascribed a category depending on the urgency of the repair/work required. These are set out below:

<b>1</b>	<b>Urgent – requiring immediate attention</b>
<b>2</b>	<b>Requires attention within 12 months</b>
<b>3</b>	<b>Requires attention within the next 18-24 months</b>
<b>4</b>	<b>Requires attention within the quinquennial period</b>
<b>5</b>	<b>A desirable improvement with no timescale</b>
<b>M</b>	<b>Routine Maintenance (i.e, clearing leaves from a gutter). This can generally be done without professional advice or a faculty.</b>

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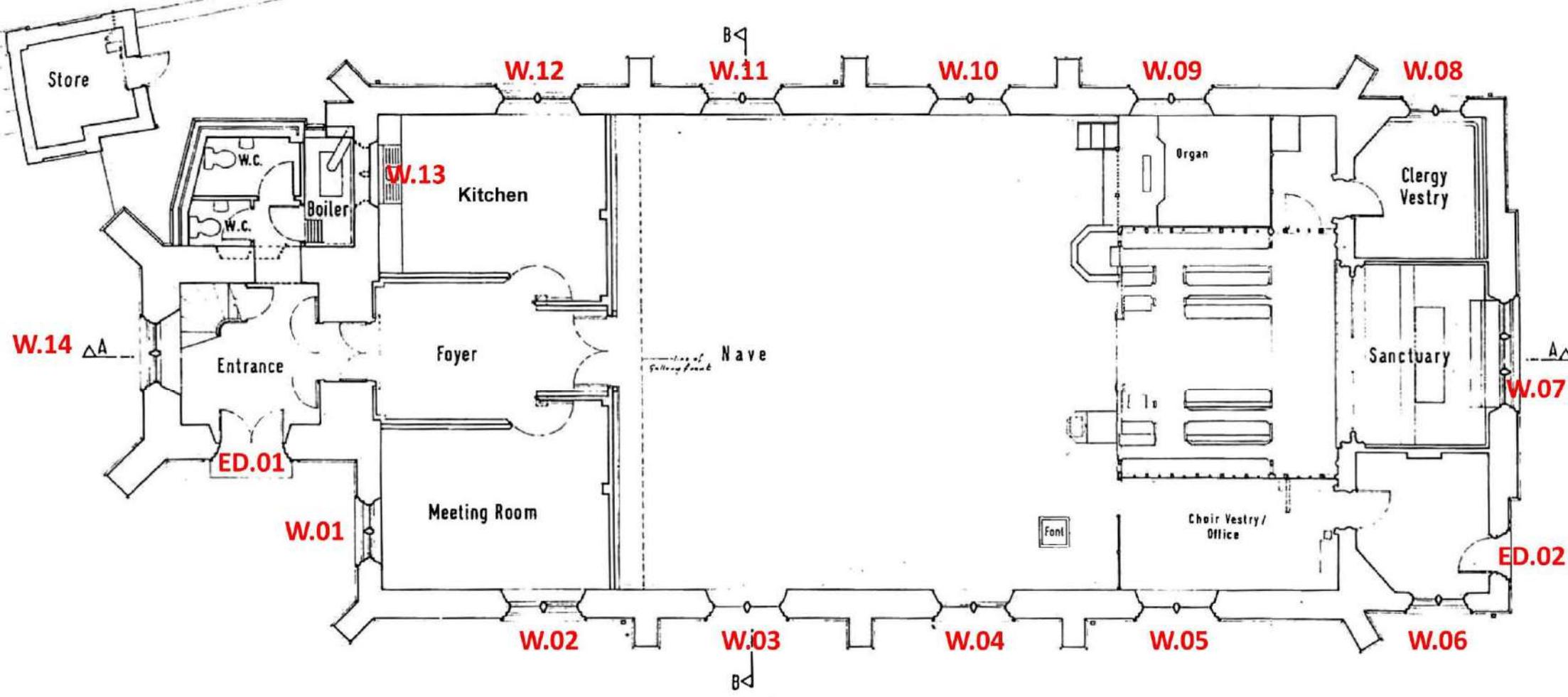
### Appendix

APPENDIX A – Window Monitoring Schedule

APPENDIX B – Net Zero

St John Church, Gateshead Fell.  
Floor Plan (not to scale)

Key:  
ED.XX – External Door X  
W.XX – Window X



N.B: The floor plan for St John, Gateshead Fell has been extracted from the 2005 QI report by Christopher Downs. For clarity, the Kitchen has been renamed from 'Meeting Room' to best explain it's use. Additionally, the pews in the nave have been removed as they no longer represent the use of the space (now having chairs). This plan has been adopted within this report as some of the maintenance requirements identified within the QI involve periodic review of certain windows to monitor any changes, therefore this plan identifies each window with an individual number for clarity.

Image & Location	Description	Condition	Repair Needs	Category
<b>Roof - See Appendix Images 01</b>				
<p data-bbox="85 236 206 261"><u>Nave Roof</u></p> 	<p data-bbox="607 236 817 820">The main roof of the church was originally covered with green Lake District slates but in 1983 these were replaced completely by dark grey, fibrecement artificial slates. Some isolated repairs have occurred over the years which visibly do not match the originals.</p>	<p data-bbox="862 236 1400 335">The slates to the nave roof appear to be in working order barring a small isolated area of missing slates to the south roof slope.</p> <p data-bbox="862 376 1400 542">The ridge generally appears to be well pointed apart from a small section to the west of the roof where more recent slates have been installed and pointing to the ridge has been lost.</p> <p data-bbox="862 584 1400 785">Mesh over chimney tops to the East Nave gable appears to be missing which is possibly becoming a bird nesting area. This is not obvious however so needs inspecting and the condition of the flaunching to the pots should be checked at the same time.</p>	<p data-bbox="1444 236 1991 335">Missing slates should be replaced to match the existing slates to prevent any possible water ingress to this area.</p> <p data-bbox="1444 376 1991 475">Area to west of roof to be repointed where it has been lost to prevent any possible water ingress to this area.</p> <p data-bbox="1444 584 1991 647">Inspect chimney tops and flaunching to establish works required.</p>	<p data-bbox="2085 236 2107 261">1</p> <p data-bbox="2085 376 2107 402">2</p> <p data-bbox="2085 584 2107 609">2</p>
<p data-bbox="85 868 219 893"><u>Tower Roof</u></p> 	<p data-bbox="607 868 817 1069">Concrete roof surface surrounds the base of the spire with stone parapet surrounding.</p>	<p data-bbox="862 868 1400 1069">There are several cracks visible to the concrete parapet gutter (see left image). These cracks may be admitting water which may be contributing to the erosion of the stonework of the corbelled-out masonry within the Belfry.</p> <p data-bbox="862 1110 1400 1174">The gutter to the tower roof is blocked with vegetation and debris.</p>	<p data-bbox="1444 868 1991 932">Properly assess concrete to parapet gutter and explore options for waterproof tanking.</p> <p data-bbox="1444 1110 1991 1142">Gutter to be cleaned of vegetation and debris.</p>	<p data-bbox="2085 868 2107 893">3</p> <p data-bbox="2085 1110 2107 1136">1</p>

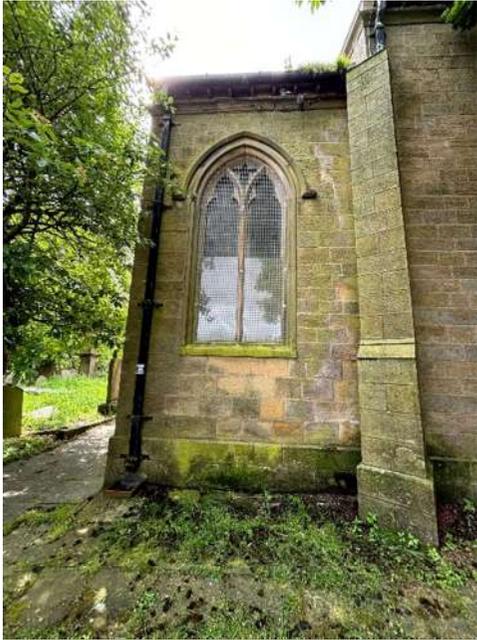
Image & Location	Description	Condition	Repair Needs	Category
<b>Rainwater Goods &amp; Drainage – See Appendix Images 02</b>				
<p>Pigeon Nesting Example to Chancel</p> 	<p>Cast iron gutters and downpipes to all elevations.</p> <p>Remains of mesh at eaves level to prevent pigeon access.</p>	<p>Due to the dry conditions on the date of inspection it was unknown whether there are any leaks in the gutters. However, there is significant evidence of vegetation growing in the gutters and the gullies are blocked to all elevations.</p> <p>The gutters and downpipes are showing significant signs of rust.</p> <p>Previous installation of mesh at eaves level to prevent pigeon access has now failed and there is evidence of both nesting materials and pigeons roosting or nesting.</p> <p>The surround of the gully to Bay 4 of the South Elevation has cracked and the gutter has sunk allowing water to spill out onto the ground area surrounding.</p> <p>One downpipe to the north elevation has been shortened to flow into a tub/bin – thought to be for flower arranging access. This arrangement is no longer satisfactory and appears not to be being used.</p>	<p>Clear all vegetation and debris from gutters.</p> <p>Ensure all gullies are clear of debris.</p> <p>Treat gutters and downpipes with an anti-rust primer and re-seal gutter joints prior to repainting.</p> <p>Clear away all existing nesting material. New mesh to be installed in front of gutters to prevent pigeon access to gutters should be installed prior to the next nesting season.</p> <p>Urgent replacement of the gutter required to prevent damage to external walls and footings from water spillage.</p> <p>Remove tub/bin. Downpipe to be amended to ensure water flows properly into gully.</p>	<p>1</p> <p>1</p> <p>3</p> <p>2</p> <p>2</p> <p>2</p>

Image & Location	Description	Condition	Repair Needs	Category
<b>External Walls &amp; Structure – See Appendix Images 03</b>				
<p data-bbox="85 236 264 260">North Elevation</p>  <p data-bbox="143 635 483 659">Bay 1 Bay 2 Bay 3 Bay 4</p>	<p data-bbox="607 236 817 783">The external walls are of local, honey-coloured sandstone, the general walling being of large regularly-coursed square blocks, finely joined, with quarry-dressed finish as a contrast to the smooth ashlar dressings of the architectural features.</p> <p data-bbox="607 826 817 1305">The building has evidently suffered considerable movement in the past, possibly due to a legacy of ancient and undocumented mine works, the clergy vestry appears to have been rebuilt at some point in it's history.</p>	<p data-bbox="862 236 1400 435"><u>General Elevation:</u> This elevation is overshadowed by overgrown trees to the area and on my second visit water was dripping off of the trees onto the ground immediately in front of the walls and splashing onto the walls.</p> <p data-bbox="862 480 1400 715">Areas of open and hungry joints with failing mortar to whole elevation particularly to buttresses. Junction to left side of window surrounds appear wider and show more obvious signs of historic cracking with hairline cracking between stone and mortar suggesting the mortar may be to hard.</p> <p data-bbox="862 759 1400 922"><b>Bay 1:</b> Damp evident to the base of the elevation. Cracking visible above window however this is obscured by overgrown trees. The vent is position very low and is covered by the external ground level.</p> <p data-bbox="862 967 1400 1166"><b>Bay 2:</b> The width of the joint to the left hand of the window is wider and is showing signs of hairline cracking. A previously historic repointed crack is starting to reopen below the left side of window with some new hairline cracking appearing in the vicinity.</p> <p data-bbox="862 1211 1400 1235"><b>Bay 3:</b> Cracking to stone surround of window.</p> <p data-bbox="862 1382 1400 1445"><b>Bay 4:</b> Historical cracking below starting to reopen with new cracks starting to form.</p>	<p data-bbox="1444 272 1982 400">Vegetation should be trimmed so it does not come into contact with the stonework and reduces the issue with water dripping at the base of the walls.</p> <p data-bbox="1444 480 1892 536">Repoint open and hungry joints where required using lime mortar.</p> <p data-bbox="1444 759 1982 855"><b>Bay 1:</b> Cracking to be monitored to window. Vent should be dug out and a recess formed with edging to protect from filling with debris.</p> <p data-bbox="1444 967 1960 1062"><b>Bay 2:</b> Monitor historic cracks for any future further movement. Repoint cracks where required using lime mortar.</p> <p data-bbox="1444 1211 1960 1339"><b>Bay 3:</b> Investigate whether embedded metal has caused section to spall and repair stonework. If there is embedded metal it would be beneficial to remove it.</p> <p data-bbox="1444 1382 1937 1477"><b>Bay 4:</b> Repoint cracks with lime mortar. Visually monitor to ascertain if there is any ongoing movement.</p>	<p data-bbox="2078 272 2112 296">M</p> <p data-bbox="2078 480 2112 504">4</p> <p data-bbox="2078 759 2112 783">3</p> <p data-bbox="2078 967 2112 991">4</p> <p data-bbox="2078 1211 2112 1235">4</p> <p data-bbox="2078 1382 2112 1406">4</p>

Image & Location	Description	Condition	Repair Needs	Category
<b>External Walls &amp; Structure – See Appendix Images 04</b>				
<p>Chancel Overview</p> 	<p>The external walls are of local, honey-coloured sandstone, the general walling being of large regularly-coursed square blocks, finely joined, with quarry-dressed finish as a contrast to the smooth ashlar dressings of the architectural features.</p> <p>The building has evidently suffered considerable movement in the past, possibly due to a legacy of ancient and undocumented mine works, the clergy vestry appears to have been rebuilt at some point in it's history.</p>	<p><u>General Elevation:</u> Areas of open and hungry joints with failing mortar to whole elevation. Joint to left side of window surrounds appear wider and show more obvious signs of historic cracking with hairline movement suggesting the mortar may be to hard.</p> <p><b>North:</b> Loss of pointing to left side of window and cracking evident above window. Low level dampness to elevation – possibly due to dripping off the trees. The overgrown tree is now able to touch the elevation.</p> <p><b>East:</b> Loss of pointing to string course with crack through last left stone and into a section of wall above.</p> <p>Loss of pointing to metal fixing to centre of wall.</p> <p><b>South:</b> Significant loss of pointing to lower left side of window and buttress.</p> <p>Hairline cracking appearing where previous historical repointing has occurred with some cracking also visible to left side of upper window.</p> <p>Cracking visible to right hand side of window surround.</p>	<p>Repoint open and hungry joints where required using lime mortar.</p> <p><b>North:</b> Vegetation should be trimmed so as not to touch elevation.</p> <p><b>East:</b> Repoint areas of lost pointing and cracking using lime mortar and crack to string course.</p> <p>Repoint around metal fixing.</p> <p><b>South:</b> Repoint open and hungry joints where required using lime mortar.</p> <p>Repoint cracks with a lime mortar and monitor cracks for any future further movement.</p> <p>Repoint open and hungry joints where required using lime mortar.</p>	<p>4</p> <p>3 then M</p> <p>3</p> <p>3</p> <p>4</p> <p>4</p> <p>4</p>

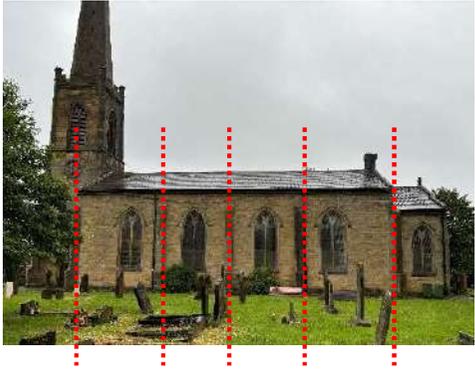
Image & Location	Description	Condition	Repair Needs	Category
<b>External Walls &amp; Structure – See Appendix Images 05</b>				
<p data-bbox="85 236 264 263">South Elevation</p>  <p data-bbox="174 671 465 699">Bay 1 Bay 2 Bay 3 Bay 4</p>	<p data-bbox="600 236 817 783">The external walls are of local, honey-coloured sandstone, the general walling being of large regularly-coursed square blocks, finely joined, with quarry-dressed finish as a contrast to the smooth ashlar dressings of the architectural features.</p> <p data-bbox="600 826 817 1305">The building has evidently suffered considerable movement in the past, possibly due to a legacy of ancient and undocumented mine works, the clergy vestry appears to have been rebuilt at some point in it's history.</p>	<p data-bbox="855 236 1406 1444"><u>General Elevation:</u> Areas of open and hungry joints with failing mortar to whole elevation particularly to buttresses. Junction to left side of window surrounds appear wider and show more obvious signs of historic cracking with further hairline movement.  Historic cracks which have previously been repointed are starting to open up again in places across the elevation.  There is significant vegetation at ground level to Bay 2 and 3 which should be managed in order to keep any saplings away. The base of these bays could not be inspected due to vegetation.  <b>Bay 1:</b> Historic crack from ground level to top of the wall is reopening with new cracking appearing. Pointing missing below window, mortar appears to be hard. Crack to right hand side of window. <b>Bay 2:</b> There is evidence of cracking above window and through cornice and below the window and to right hand side which whilst the mortar holds sections fall when touched. There is evidence of cracking to the edge of this bay near the buttress. <b>Bay 3:</b> Some evidence of weathering to the window surround. <b>Bay 4:</b> Evidence of cracks to lower elevation with hairline cracks to historic repointing starting to reappear. Crack to top of window surround.</p>	<p data-bbox="1438 272 1892 336">Repoint open and hungry joints where required using lime mortar.</p> <p data-bbox="1438 515 1966 611">Repoint areas of cracking using lime mortar. Monitor historic cracks for any future further movement. Repoint where required.</p> <p data-bbox="1438 655 1995 786">Vegetation should be trimmed and saplings removed. Where vegetation is removed ensure roots are also removed to prevent them growing back.</p> <p data-bbox="1438 863 1962 959"><b>Bay 1:</b> Repoint areas of cracking and missing mortar using lime mortar. Monitor historic cracks for any future further movement.</p> <p data-bbox="1438 1035 1886 1062"><b>Bay 2:</b> Repoint cracks where required.</p> <p data-bbox="1438 1313 1886 1340"><b>Bay 4:</b> Repoint cracks where required.</p>	<p data-bbox="2085 272 2107 300">4</p> <p data-bbox="2085 515 2107 542">4</p> <p data-bbox="2085 655 2107 683">M</p> <p data-bbox="2085 863 2107 890">4</p> <p data-bbox="2085 1035 2107 1062">4</p> <p data-bbox="2085 1313 2107 1340">4</p>

Image & Location	Description	Condition	Repair Needs	Category
<b>External Walls &amp; Structure – See Appendix Images 06</b>				
<p data-bbox="85 236 250 260">Tower &amp; Spire</p> 	<p data-bbox="607 236 817 783">The external walls are of local, honey-coloured sandstone, the general walling being of large regularly-coursed square blocks, finely joined, with quarry-dressed finish as a contrast to the smooth ashlar dressings of the architectural features.</p> <p data-bbox="607 826 786 959">The parapet to the base of the spire is of very thin masonry.</p> <p data-bbox="607 1002 808 1198">There are timber louvres to the Belfray and timber filled circular openings to the elevations.</p>	<p data-bbox="862 236 1077 260"><b>General Elevation:</b></p> <p data-bbox="862 276 1469 368">Some weathering and loss of pointing with some isolated stones requiring repair in due course across all elevations of tower and spire.</p> <p data-bbox="862 411 1055 435"><b>North Elevation:</b></p> <p data-bbox="862 451 1424 507">Upper timber louvres to Belfry are broken which increases risk of pigeon access.</p> <p data-bbox="862 515 1447 576">Some evidence of cracking to stones to left side of timber louvres.</p> <p data-bbox="862 584 1424 644">Crack visible to surround of circular opening and crack to ledge above.</p> <p data-bbox="862 652 1413 683">Area to left of louvres suffering loss of pointing.</p> <p data-bbox="862 759 1048 783"><b>West Elevation:</b></p> <p data-bbox="862 791 1379 821">Large historical crack is beginning to reopen.</p> <p data-bbox="862 863 1447 924">Significant loss of pointing to lower two courses of stone.</p> <p data-bbox="862 932 1335 962">Timber to circular opening is weathered.</p> <p data-bbox="862 970 1480 1031">Number of weathered joints and stone above circular opening.</p> <p data-bbox="862 1038 1211 1069">Some cracking visible to spire.</p> <p data-bbox="862 1110 1055 1134"><b>South Elevation:</b></p> <p data-bbox="862 1142 1357 1173">Weathering to multiple stones to the spire.</p> <p data-bbox="862 1181 1480 1273">Upper timber louvres to Belfray are broken, more significantly to right hand side which increases risk of pigeon access.</p> <p data-bbox="862 1281 1447 1342">There are a significant number of hungry and open joints around window opening.</p> <p data-bbox="862 1350 1357 1380">Damage to timber infill of circular opening.</p> <p data-bbox="862 1388 1290 1418">Loss of pointing below water tabling.</p> <p data-bbox="862 1426 1234 1457">Cracks visible to top of buttress.</p>	<p data-bbox="1525 276 1939 336">Repoint areas where required using lime mortar.</p> <p data-bbox="1525 451 1962 512">Repair timber louvres / replace where completely broken.</p> <p data-bbox="1525 520 1939 580">Repoint areas where required using lime mortar.</p> <p data-bbox="1525 588 1962 649">Repoint with lime mortar and visually monitor.</p> <p data-bbox="1525 657 1939 718">Repoint areas where required using lime mortar.</p> <p data-bbox="1525 791 1928 924">Monitor crack to identify further movement and possible repointing when other similar works are undertaken to tower.</p> <p data-bbox="1525 932 1872 962">Repoint areas where required.</p> <p data-bbox="1525 1002 1906 1032">Timber to opening to be treated.</p> <p data-bbox="1525 1142 1962 1203">Repair timber louvres / replace where completely broken.</p> <p data-bbox="1525 1281 1939 1342">Repoint areas where required using lime mortar.</p> <p data-bbox="1525 1350 1951 1380">Timber to be repaired and retreated.</p> <p data-bbox="1525 1388 1872 1418">Repoint areas where required.</p> <p data-bbox="1525 1426 1895 1457">Repoint crack to top of buttress.</p>	<p data-bbox="2074 276 2096 300">4</p> <p data-bbox="2074 451 2096 475">3</p> <p data-bbox="2074 520 2096 544">4</p> <p data-bbox="2074 588 2096 612">4</p> <p data-bbox="2074 657 2096 681">4</p> <p data-bbox="2074 791 2096 815">4</p> <p data-bbox="2074 932 2096 956">4</p> <p data-bbox="2074 1002 2096 1026">4</p> <p data-bbox="2074 1142 2096 1166">3</p> <p data-bbox="2074 1281 2096 1305">4</p> <p data-bbox="2074 1350 2096 1374">3</p> <p data-bbox="2074 1388 2096 1412">4</p> <p data-bbox="2074 1426 2096 1450">4</p>

Image & Location	Description	Condition	Repair Needs	Category
<b>Exterior Doors &amp; Timber Work – See Appendix Images 07</b>				
<p data-bbox="85 236 159 261"><u>ED.01</u></p> 	<p data-bbox="607 236 817 858">The main entrance doors were renewed completely prior to the 2005 inspection, in reasonably faithful copy of the originals which were beyond economic repair. There is stepped access to entrance with portable ramps for wheelchair access as required.</p>	<p data-bbox="862 236 1400 368">The doors appear to be in reasonable condition but there is evidence of flaking paint more significantly to lower sections of the doors.</p>	<p data-bbox="1444 236 1848 261">Doors to be treated and repainted.</p>	<p data-bbox="2040 236 2152 261">3 then M</p>
<p data-bbox="85 919 159 944"><u>ED.02</u></p> 	<p data-bbox="607 919 795 1015">Painted timber door with stepped access.</p>	<p data-bbox="862 919 1377 1015">Door showing evidence of rot to lower half with significant flaking of paint to right hand side of door.</p>	<p data-bbox="1444 919 1937 1015">Door to be repaired or if beyond economic repair replaced with a like-for like replacement.</p>	<p data-bbox="2085 919 2107 944">3</p>

Image & Location	Description	Condition	Repair Needs	Category
<b>Windows – See Appendix – Window Monitoring Document</b>				
<p data-bbox="85 236 474 263"><u>W.01, W.04 &amp; W.10 – Monitoring</u></p> 	<p data-bbox="607 236 786 403">Windows have uncoloured or slightly tinted glass in regular leading.</p> <p data-bbox="607 448 819 751">Internally mullions and surround have been painted with a non-breathable paint during an earlier refurbishment programme.</p>	<p data-bbox="860 236 1330 368">The three windows identified within this section are showing signs of significant cracking – this is primarily evident to the mullions.</p> <p data-bbox="860 411 936 435"><b>W.01:</b></p> <p data-bbox="860 443 1361 576"><u>Externally:</u> Significant crack to lower half of upper mullion where metal grill fixing is attached. Significant loss of pointing to window surround.</p> <p data-bbox="860 584 1384 927"><u>Internally:</u> The internal section of the mullion is badly cracked possibly due to missing saddlebars. Lead canes are coming loose and not dressed securely onto the glass which could let wind blown rain in. Flaking paint is evident to window frame. Crack visible to lower left side of window cill. Left hand side surround has recently been re-plastered and was re-painted with a Beck mineral paint. Some cracking to panes of glass.</p> <p data-bbox="860 967 936 991"><b>W.04:</b></p> <p data-bbox="860 999 1368 1094"><u>Externally:</u> Significant crack to upper part of lower mullion where metal grill fixing is attached.</p> <p data-bbox="860 1102 1384 1166"><u>Internally:</u> Some cracking of paint and plaster visible to mullion and frame.</p> <p data-bbox="860 1206 936 1230"><b>W.10:</b></p> <p data-bbox="860 1238 1339 1334"><u>Externally:</u> Significant crack to centre of mullions where join and where metal grill fixing is attached.</p> <p data-bbox="860 1342 1330 1406"><u>Internally:</u> Some cracking of mortar fillet visible to mullion and surround.</p>	<p data-bbox="1442 236 1727 260"><u>Monitoring Programme:</u></p> <p data-bbox="1442 268 1989 435">This is the first time the architect has inspected this church and cannot see any prior reference to cracking within the mullions of the window. It is therefore hard to ascertain whether it has been ongoing for some time.</p> <p data-bbox="1442 480 1995 647">The recommendation is to initially monitor future movement to these windows by taking a series of regular photos at by-monthly intervals to monitor any future further movement prior to repair or replacement.</p> <p data-bbox="1442 687 1980 783">The intention of this monitoring programme is to carry out repairs or replacement of mullions.</p> <p data-bbox="1442 823 1973 847">See Appendix – Window Monitoring Schedule</p>	<p data-bbox="2040 236 2145 260">Ongoing</p> <p data-bbox="2040 687 2152 855">4 (or before if condition deteriorates)</p>

Image & Location	Description	Condition	Repair Needs	Category
<b>Windows – See Appendix Images 08</b>				
<p><u>W.02, W.04, W.05, W.06, W.08, W.09, W.12 &amp; W.13</u></p>	<p>Windows have uncoloured or slightly tinted glass in regular leading with saddle bars.</p>	<p>There are several cracked panes of glass within the windows. Cracking is evident to paint and plaster to the windows, particularly to the mullions.</p>	<p>Cracked panes of glass to be replaced where they are not securely fixed.</p>	<p>3</p>
<p><u>W.03, W.07 &amp; W.11 – Stained Glass</u></p> 	<p>The stained glass window identified as W.07 has a depiction of the Transfiguration, dating from 1916, with no obvious signature.</p>	<p><b>W.03</b>  <u>Internally:</u> There are signs of mould/mildew to window surround with some cracking to paint. The mildew is possibly due to internal environment conditions.</p> <p><b>W.07</b>  <u>Externally:</u> The window appears to be in fair condition but it has been noted in previous reports it can leak during storm conditions. <u>Internally:</u> Significant cracking is becoming evident to paint and plaster of left mullion – this could be due to rusting saddle bars or movement. Some hairline cracking to all mullions.</p> <p><b>W.11</b>  <u>Internally:</u> There is paint and plaster cracking evident to mullion and left side of window which may be to due to movement. There is evidence of paint cracking to upper elevation. Externally one section of stonework to the surround has spalled possibly due to embedded metal work.</p>	<p>Clean off mould growth to window surrounds.</p> <p>Monitor frequency of leaks and consider re-leading in the foreseeable future, as suggested previously. Inspect and repair stonework to window when windows are repaired.</p> <p>Repair stonework, checking for any embedded metalwork which should be removed if possible.</p>	<p>3</p> <p>4</p> <p>3</p>

Image & Location	Description	Condition	Repair Needs	Category
<b>Window Guarding and Protection – See Appendix Images 09</b>				
<p data-bbox="85 236 414 263"><u>Window Guarding &amp; Rusting</u></p> 	<p data-bbox="607 236 817 678">Galvanised wire guards externally, generally set too far out from the glass and therefore obscuring much of the architecture of the stone surrounds and mullions of the windows.</p>	<p data-bbox="862 236 1377 406">In places these guards have failed to protect the windows from having objects behind the apertures, and polycarbonate sheeting has been inserted behind to protect the lower panels.</p> <p data-bbox="862 443 1377 582">The guards are becoming increasingly rusty which is more significant to some windows than others with some resultant staining to masonry.</p>	<p data-bbox="1444 236 1982 438">To some of the windows the rust which is being given off is staining the stonework therefore as mentioned in previous reports replacement should be considered soon. The form of protection used on the church may need to be reconsidered in light of the issue.</p>	<p data-bbox="2072 236 2116 263">4</p>

Image & Location	Description	Condition	Repair Needs	Category
<b>Churchyard &amp; Boundaries – See Appendix Images 10</b>				
	<p>The churchyard extends for some distance to the south of the church. It contains a considerable number of headstones, giving it quite a distinctive character. It is a closed churchyard so repairs noted should be raised with the Local Authority.</p>	<p><u>Noticeboard</u>: The metal posts are showing signs of rust and the timber board frame is rotting in places.</p> <p><u>East End Gate</u>: The gate to the east end of the church is showing evidence of rusting.</p> <p><u>North End Gate</u>: Appears to be in fair condition, some cracking to steps on approach.</p> <p><u>Boundary Walls</u>: The South wall has been rebuilt by Gateshead Council in 2023/24. The north wall entrance was rebuilt by Gateshead Council in 2024.</p> <p>The East and West walls are in poor condition where the back onto properties in multiple areas including fallen parts of the wall and missing stones.</p> <p><u>Pavement</u>: The pavement has some cracks and is uneven in areas where some slabs have become raised.</p> <p><u>Headstones &amp; Trees</u>: Many of the headstones have fallen or are leaning significantly. There are significantly overgrown trees to the church yard and East and North elevation. The overgrown trees to the North and East elevation are likely contributing to the damp evident at the base of the elevations as water dripping off the trees is ponding in front of these elevations.</p>	<p>Metal posts should be treated with an anti-rust primer before repainting. Timber board frame to be repaired.</p> <p>Gates should be repainted as part of ongoing maintenance programme.</p> <p>Walls to be rebuilt in parts and repair works to remaining walls are required including consolidation and repointing works.</p> <p>Monitor raised paving slabs to ensure they do not become a significant hazard and carry out ongoing repairs as required. Consider relaying paving if condition deteriorates. If paving is relaid it would be beneficial to look to relevel the area and remove the step to the church.</p> <p>Remind Gateshead Council of their responsibility to inspect graves and trees periodically.</p>	<p>3 then M</p> <p>3 then M</p> <p>3</p> <p>5</p> <p>M</p>

Image & Location	Description	Condition	Repair Needs	Category
<b>Internal Spaces – See Appendix Images 11/12</b>				
<p data-bbox="85 236 190 260">Entrance</p> 	<p data-bbox="607 236 806 507">Walls plaster painted. Floor is tiled. Ceiling painted. ED.01 timber doors. Staircase leading to gallery and Belfry Tower.</p>	<p data-bbox="862 236 1400 403"><b>Walls:</b> Significant blistering to paint and plaster around main entrance generally. Area appears damp. Mould evident above entrance doors. This could be being made worse due to lack of ventilation / heating to area.</p> <p data-bbox="862 443 1220 467"><b>Floor:</b> Glazing lost to floor tiles.</p>	<p data-bbox="1444 236 1991 331"><b>Walls:</b> Remove plaster to blistering areas in a neat way and allow walls to dry out fully before replastering using lime plaster.</p> <p data-bbox="1444 443 1937 507"><b>Floor:</b> Visually monitor to ensure condition doesn't deteriorate further.</p>	<p data-bbox="2038 236 2150 331">3 (removal of plaster)</p> <p data-bbox="2083 443 2105 467">M</p>
<p data-bbox="85 927 380 951">Unisex &amp; Accessible WC's</p> 	<p data-bbox="607 927 817 1193">Tiled floor to both WC's. All walls plaster painted. Concrete beam and block ceiling paint finished. Single light fitting to each WC.</p>	<p data-bbox="862 927 1377 986"><b>Unisex WC:</b> Flaking paint and some cracking to WC wall.</p> <p data-bbox="862 1026 1388 1265"><b>Accessible WC:</b> Some evidence of mould to ceiling possibly due to lack of ventilation. WC, Grab Rails, Sink and Baby Changing Facility appear to be in working order. The accessible WC door is inward hung which as previously mentioned would not comply with current accessibility regulations.</p>	<p data-bbox="1444 927 1971 986">Address when this area forms part of ongoing maintenance redecorating programme.</p> <p data-bbox="1444 1026 1960 1090">Clean off mould from ceiling. Aim to ventilate space as much as possible.</p>	<p data-bbox="2083 927 2105 951">M</p> <p data-bbox="2038 1026 2150 1050">1 then M</p>

Image & Location	Description	Condition	Repair Needs	Category
<b>Internal Spaces – See Appendix Images 13/14</b>				
<p>Boiler Room</p> 	<p>Over two levels with a metal grille at main floor level incorporating a hatch for access to the lower level. Concrete roof, unpainted stone walls. Steel louvre assembly in the opening in North Wall with stainless steel wire mesh internally.</p>	<p>Verbally informed that the boiler was condemned as the engineer believed there to not be enough ventilation within the boiler room and that it should be ducted. The church explored installing a flue however this wasn't cost effective so had the boiler replaced in June 2023 which only heats part of the church.</p>	<p>Continue to explore options to heat the remainder of the church.</p>	<p>2</p>
<p><u>Foyer</u></p> 	<p>Carpeted throughout space. All walls plaster painted. Ceiling is softwood boarded which is sub-divided with simple mouldings.</p>	<p><b>Walls:</b> Minor flaking to paint/plaster in places but currently not of issue.</p>	<p>Repainting as part of routine decoration.</p>	<p>M</p>

Image & Location	Description	Condition	Repair Needs	Category
<b>Internal Spaces – See Appendix Images 15/16</b>				
<p><u>Kitchen</u></p> 	<p>Floor carpeted over a timber base with vinyl sheet flooring in front of the run of kitchen units. All walls plaster painted with tiles above, behind and surrounding units. Sloping plaster ceiling painted. Two radiators and 4 ceiling lights. High level window to West wall.</p>	<p><b>Walls:</b> Flaking paint visible to window reveals and part of walls. Mould is visible under radiator. There are tiles missing to the north wall which is due to a planned oven replacement. Currently the gap left for the oven is not wide enough and therefore there are discussions around installation of new kitchen units and new tiling to replace existing.</p> <p><b>Windows:</b> There are several cracked glass panes and rusty saddle bars.</p> <p><b>Floors:</b> Appears to be in good working order.</p> <p>Some appliances currently in process of being replaced as mentioned above but all others appear in good working order.</p>	<p>Repaint walls as part of ongoing maintenance programme.</p> <p>Tiles to be reinstated to kitchen area as part of maintenance plan once a decision has been made about the kitchen units.</p> <p>If the glass panes remain secure and held in place and appear fine then they can be left. Consider painting saddle bars.</p>	<p>M</p> <p>2</p> <p>5</p>
<p><u>Meeting Room</u></p> 	<p>Carpeted floor throughout room. All walls plaster painted. Sloping plaster ceiling painted. Two radiators and 4 ceiling lights. Wooden panelling to parts of walls.</p>	<p><b>Walls:</b> Generally in fair condition with some areas of flaking paint. Cracks visible up walls and through ceiling where junctions between solid plastered wall and stud wall meet. Area re-plastered due to cracking and painted with Beek Mineral Paint to left side of W.01.</p> <p><b>Skirting:</b> Rot visible to left side of W.01 to corner of room.</p>	<p><b>Walls:</b> Skim flaking areas of paint and repaint all walls with a Beek Mineral Paint. However, W.01 requires monitoring and therefore it is suggested that unless required the space is not redecorated as W.01 may require some future opening up works.</p> <p><b>Skirting:</b> Remove damaged sections – allow area to fully dry out before installing new.</p>	<p>M</p> <p>3</p>

Image & Location	Description	Condition	Repair Needs	Category
<b>Internal Spaces – See Appendix Images 17/18</b>				
<p data-bbox="85 236 145 263"><u>Nave</u></p> 	<p data-bbox="607 236 817 715">Walls of painted plaster with dado panelling to lower part of walls. Timber ceiling of softwood boarding sub-divided by moulded softwood ribs and with painted bosses at the intersections. Carpeted floor.</p>	<p data-bbox="862 236 1377 331">The nave generally appears to be in good condition. There are some cracks and flaking paint to window surrounds.</p>	<p data-bbox="1444 236 1915 300">Repainting in line with planned ongoing maintenance programme.</p>	<p data-bbox="2072 236 2116 263">M</p>
<p data-bbox="85 884 145 911"><u>Organ</u></p> 	<p data-bbox="607 884 817 1225">A Harrison &amp; Harrison instrument brought from the redundant church of St. Aidan's, Blackhill, and adapted and installed here in 1999.</p>	<p data-bbox="862 884 1377 948">The organ is understood to be in frequent use and is maintained regularly.</p>	<p data-bbox="1444 884 1960 911">Continue to have organ maintained annually.</p>	<p data-bbox="2072 884 2116 911">M</p>

Image & Location	Description	Condition	Repair Needs	Category
<b>Internal Spaces – See Appendix Images 19/20</b>				
<p data-bbox="85 236 203 261"><u>Sanctuary</u></p> 	<p data-bbox="607 236 817 715">Walls of painted plaster with dado panelling to lower part of walls. Timber ceiling of softwood boarding sub-divided by moulded softwood ribs and with painted bosses at the intersections. Carpeted floor.</p>	<p data-bbox="862 236 1400 368">Uneven plaster finish to East but painted over and not showing any new issues. Paint appears to be vinyl so non-breathable. Mullions are painted and saddlebars rusting.</p>	<p data-bbox="1444 236 1812 261">Consider repainting saddlebars.</p>	<p data-bbox="2085 236 2107 261">5</p>
<p data-bbox="85 879 230 904"><u>Choir Vestry</u></p> 	<p data-bbox="607 879 817 1114">Walls of painted plaster with dado panelling to lower part of walls. Plaster painted ceiling. Carpeted floor.</p>	<p data-bbox="862 879 1377 938">Flaking paint to window surround otherwise area appears to be in good working order.</p>	<p data-bbox="1444 879 1906 938">Repainting in line with planned ongoing maintenance programme.</p>	<p data-bbox="2085 879 2107 904">M</p>

Image & Location	Description	Condition	Repair Needs	Category
<b>Internal Spaces – See Appendix Images 21/22</b>				
<p data-bbox="85 236 237 264"><u>Clergy Vestry</u></p> 	<p data-bbox="607 236 817 368">Painted plastered walls. Carpeted floor. Plastered ceilings.</p>	<p data-bbox="862 236 1400 300"><b>East:</b> Mould/mildew to wall and some cracking and flaking of paint.</p> <p data-bbox="862 341 1400 507"><b>North:</b> Hatch into roof space. Very high ceilings and small opening. Crack to right hand side of wall and cracking between wall and windows. Debris visible behind window and missing saddlebars.</p> <p data-bbox="862 549 1400 612"><b>West:</b> Mould/mildew to angled wall with some cracking visible.</p>	<p data-bbox="1444 236 1982 300">Remove mould/mildew to walls. Repaint as part of ongoing maintenance strategy.</p> <p data-bbox="1444 341 1982 405">Investigate and make good areas of cracking when space next decorated.</p> <p data-bbox="1444 549 1982 580">Clean off mould/mildew to walls.</p>	<p data-bbox="2040 236 2150 268">2 then M</p> <p data-bbox="2085 341 2105 373">5</p> <p data-bbox="2040 549 2150 580">2 then M</p>
<p data-bbox="85 876 248 904">Storage Room</p> 	<p data-bbox="607 876 817 1112">Timber boarded ceiling stained to a dark colour. Painted plaster walls (modern plaster over lime). Tiled floor.</p>	<p data-bbox="862 876 1332 940">Significant cracking to walls. Skim coat is detaching under the window.</p>	<p data-bbox="1444 876 1982 1080">Walls to be monitored for any further significant deterioration, particularly the back corner of the room. Investigate any underlying issues contributing to cracking prior to replastering and decorating in next decoration cycle.</p>	<p data-bbox="2085 876 2105 908">M</p> <p data-bbox="2040 978 2150 1010">5 (works)</p>

Image & Location	Description	Condition	Repair Needs	Category
<b>Internal Spaces – See Appendix Images 23</b>				
<p data-bbox="85 236 324 263"><u>Belfry &amp; Belfry Stage</u></p> 	<p data-bbox="607 236 817 438">The Belfry walls are of coursed squared rubble masonry. The Belfry louvres are of softwood.</p>	<p data-bbox="862 236 1339 335">There is good access to tower for maintenance purposes although some sections are easier to access than others.</p> <p data-bbox="862 375 1400 542">Belfry louvres are of softwood and are broken / missing in parts. Whilst this doesn't currently appear to be presenting as an issue for bird access it may become a problem if netting behind fails.</p> <p data-bbox="862 582 1400 646">Wooden staircase leading to tower appears to be in working order.</p>	<p data-bbox="1444 375 1915 438">Timber louvres to be repaired / replaced where required.</p>	<p data-bbox="2072 375 2105 406">3</p>
<p data-bbox="85 879 145 906"><u>Bells</u></p> 	<p data-bbox="607 879 817 1284">The Belfry contains a single bell bearing the date 1610. The bell is reputed to have originated in Russia, being transported as ballast on one of the ships trading in the mid-19<sup>th</sup> century.</p>		<p data-bbox="1444 879 1960 941">Bell Diocesan Advisory to be asked to inspect the bells if this has not happened recently.</p>	<p data-bbox="2072 879 2105 909">M</p>

## **REFERENCE PHOTOS:**

The following section are photographic references to issues identified within the main report.

### External:

- 01 – Roof
- 02 – Rainwater Goods and Drainage
- 03 – External Walls & Structure – North Elevation
- 04 – External Walls and Structure – Chancel
- 05 – External Walls and Structure – South Elevation
- 06 – External Walls and Structure – Tower & Spire
- 07 – Exterior Doors & Timber Work
- 08 – Windows
- 09 – Window Guarding and Protection
- 10 – Churchyard and Boundaries

### Internal:

- 11 – Entrance
- 12 – Unisex & Accessible WC's
- 13 – Boiler Room
- 14 – Foyer
- 15 – Kitchen
- 16 – Meeting Room
- 17 – Nave
- 18 – Organ
- 19 – Sanctuary
- 20 – Choir Vestry
- 21 – Clergy Vestry
- 22 – Storage Room
- 23 – Belfry, Belfry Stage & Bells

## 01 ROOF:

Missing slates to South Nave roof.



Missing pointing to ridge of Nave.



Mesh may be missing to top of pots & condition of flaunching needs checking



Tower outlet and overflow is blocked.



## 02 RAINWATER GOODS AND DRAINAGE:

Vegetation growth and pigeon nesting below.



Gully is cracked allowing water to seep into the ground & all are blocked.



Vegetation growth, rust and poor decoration to gutters.

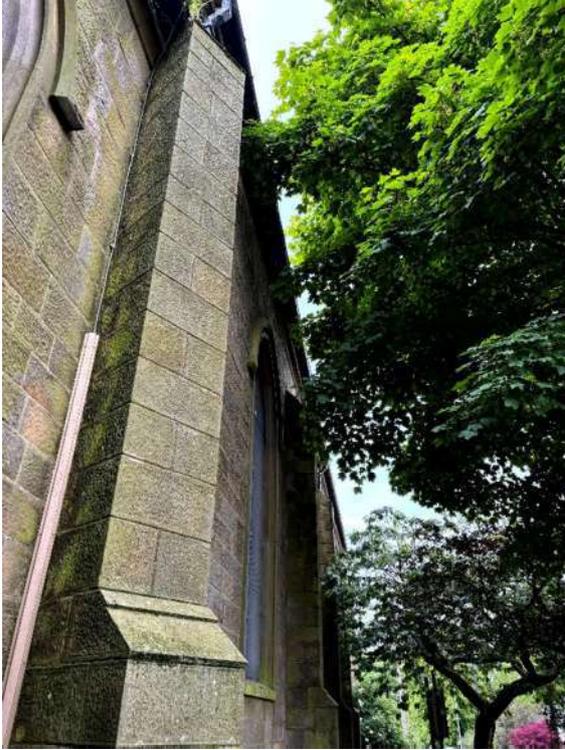


Gutter has been shortened to North Elevation Bay 3 to allow water to be collected.



### 03 EXTERNAL WALLS – NORTH ELEVATION:

Trees are overgrown to North Elevation and require trimming.



Overview of North Elevation Bay 1.



Vent positioned very low into the ground within this bay. Damp evident.



Crack to stone surround of W.09.



### 03 EXTERNAL WALLS – NORTH ELEVATION:

Overview of North Elevation Bay 2 – obscured by trees.

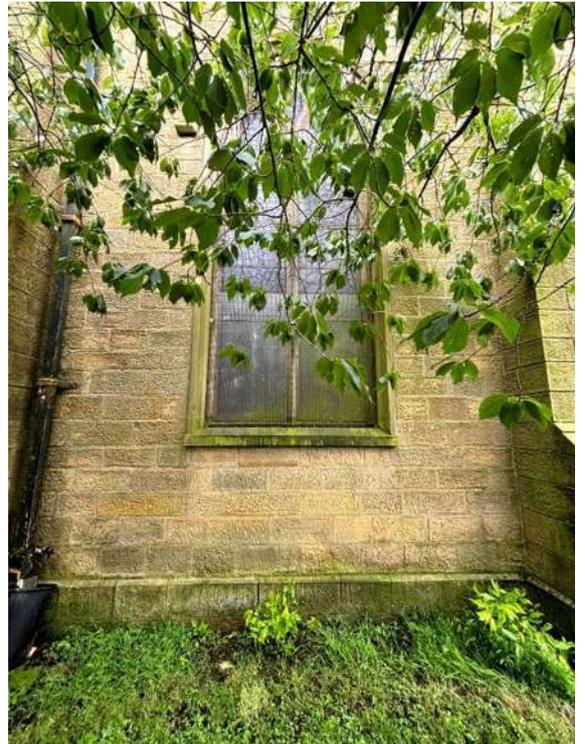


Vegetation is touching face of elevation.

Wider left hand joint to window, historic crack reopening with new crack appearing.



Overview of North Elevation Bay 3 – obscured by trees.



### 03 EXTERNAL WALLS – NORTH ELEVATION:

Crack to stone surround of W.11 and missing section of stone.



Overview of North Elevation Bay 4.



Previously repointed historic crack is reopening with new crack to base.



Overgrown vegetation to front of elevation and ivy present.



## 04 EXTERNAL WALLS – CHANCEL:

Overview of South Chancel Elevation.



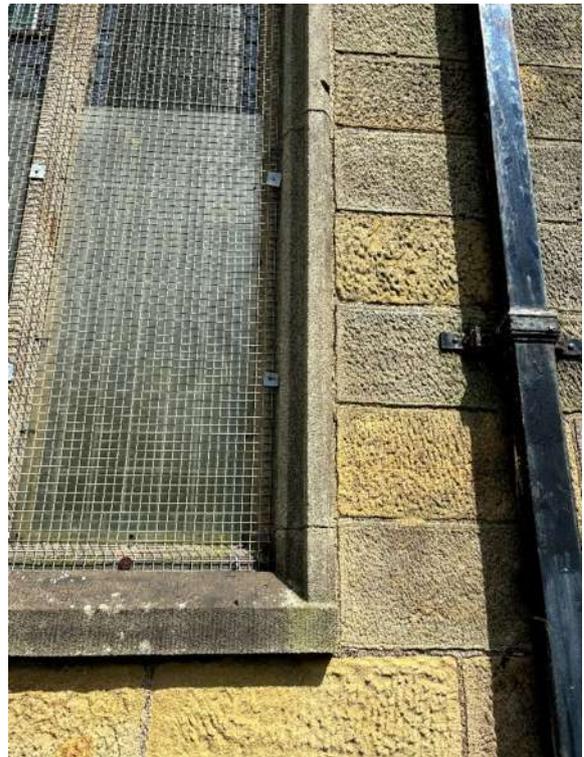
Loss of pointing to lower left side of window and crack to window reopening.



Loss of pointing and crack to buttress.

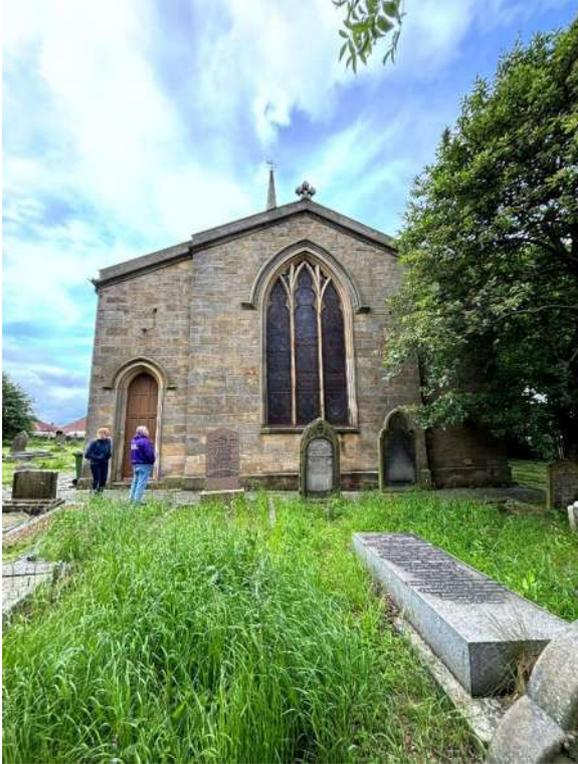


Crack to right side of window.



## 04 EXTERNAL WALLS – CHANCEL:

Overview of East Chancel.



Stone step weathering and cracks to sides of step visible.



Previously repointed crack to base appears to be reopening.



Loss of pointing to water tabling and string course with crack visible to last left stone.

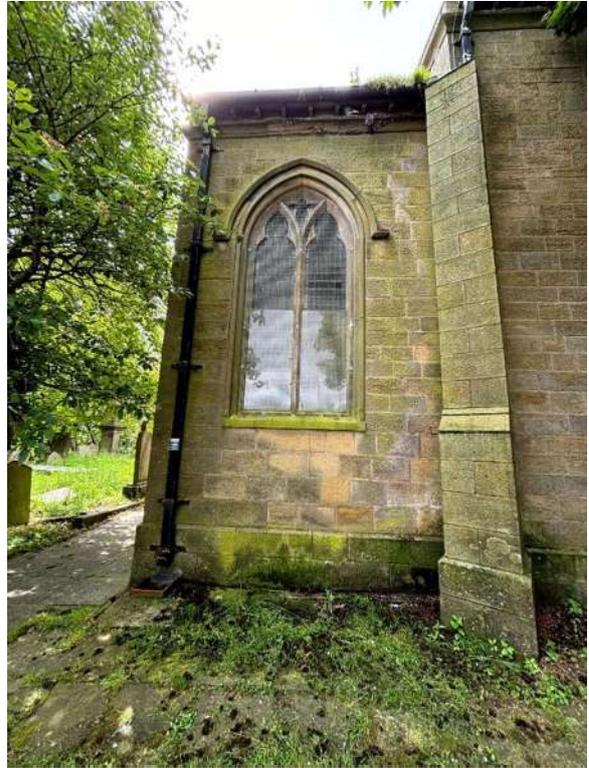


## 04 EXTERNAL WALLS – CHANCEL:

Metal fixing to elevation.



Overview of North Chancel Elevation.



Damp to base of elevation.

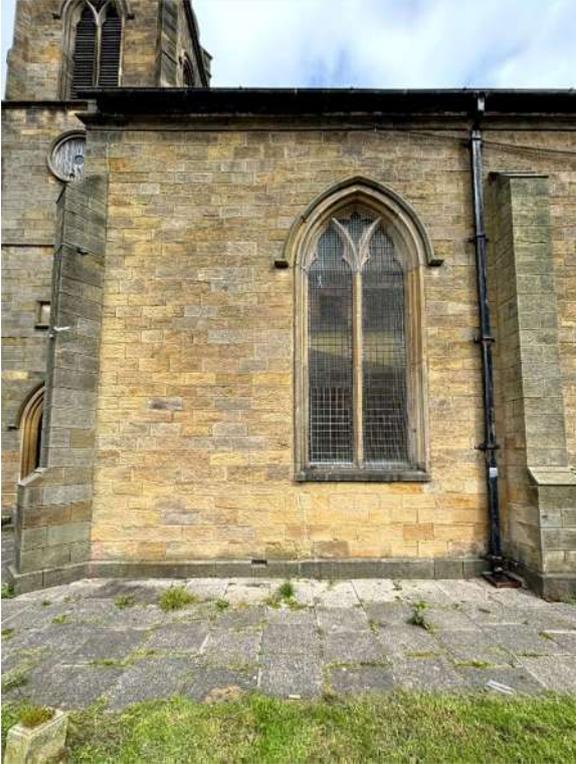


Cracking to left side of window.



## 05 EXTERNAL WALLS – SOUTH ELEVATION:

South Elevation – Bay One Overview.



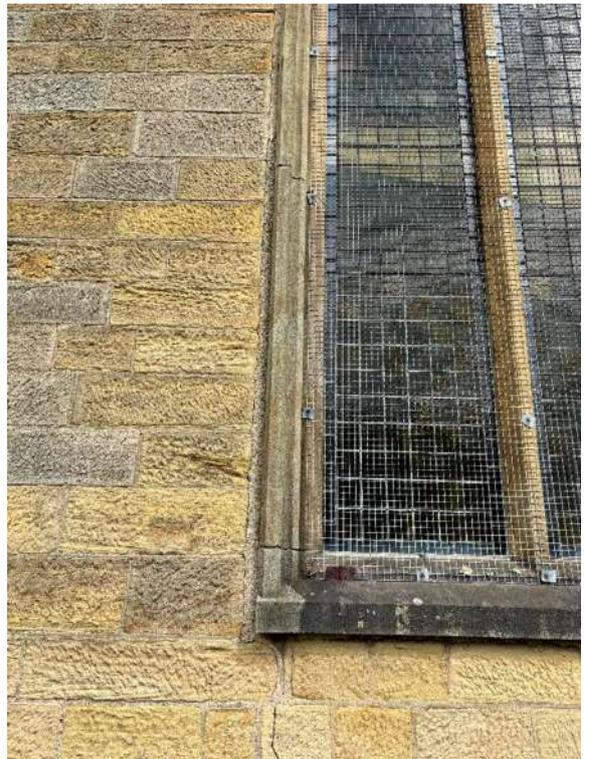
Mortar hard under window – showing areas where pointing is missing.



Evidence of historic cracks opening with new hairline cracking appearing.



Wider joints to left hand side pointing.

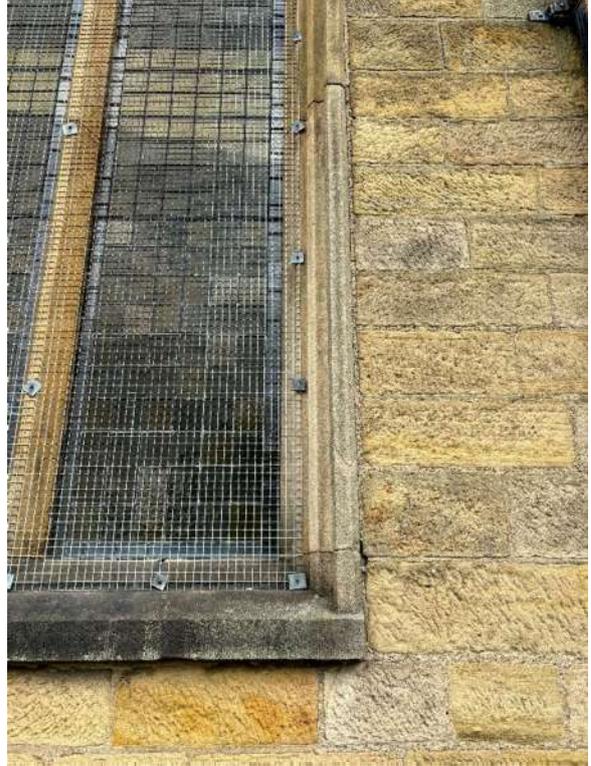


## 05 EXTERNAL WALLS – SOUTH ELEVATION:

Crack to left side continues under top of window and surround.



Crack to right hand side of window.



South Elevation – Bay Two Overview with overgrown vegetation shown.

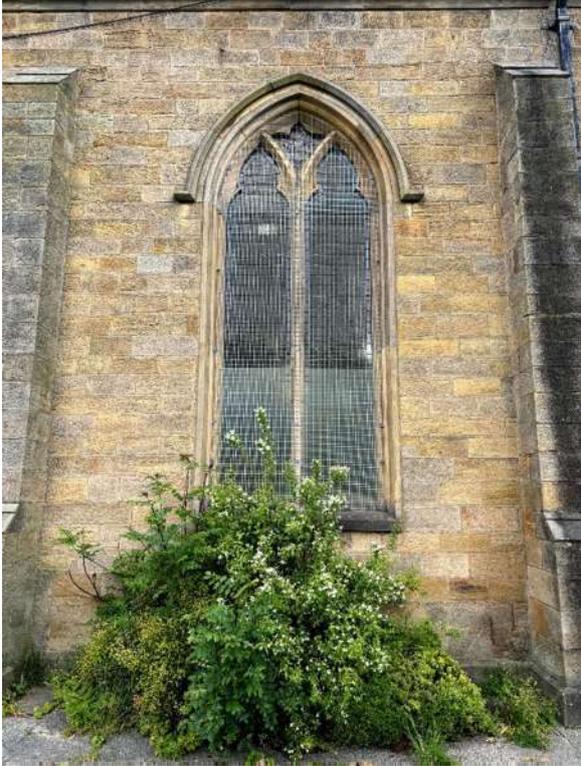


Crack reopening to lower right side.

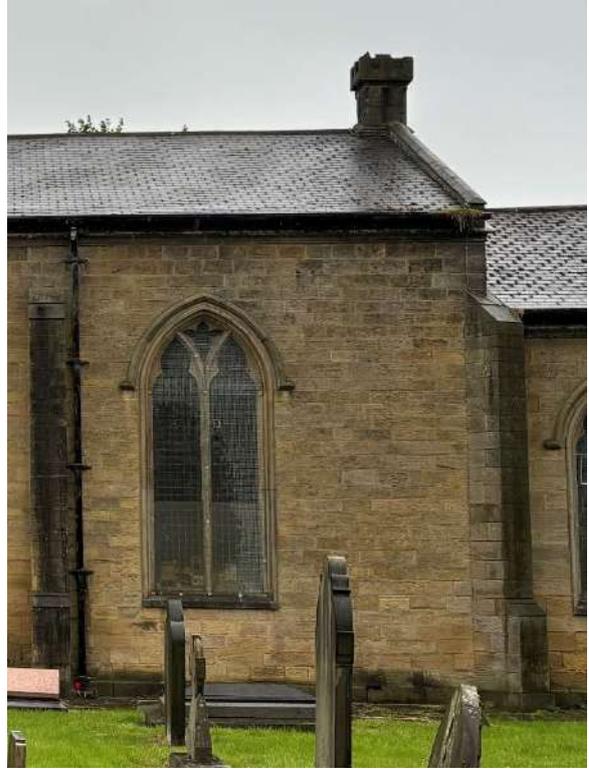


## 05 EXTERNAL WALLS – SOUTH ELEVATION:

South Elevation – Bay Three with overgrown vegetation shown.



Overview of South Elevation Bay 4.



Crack visible to stonework next to cracked area of drain.



Previously repointed crack starting to reopen.

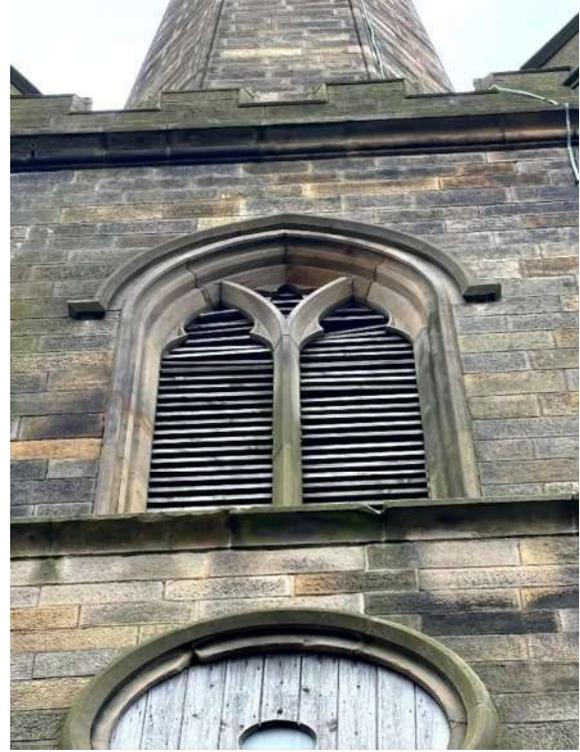


## 06 EXTERNAL WALLS – TOWER & SPIRE:

Overview of North Tower.



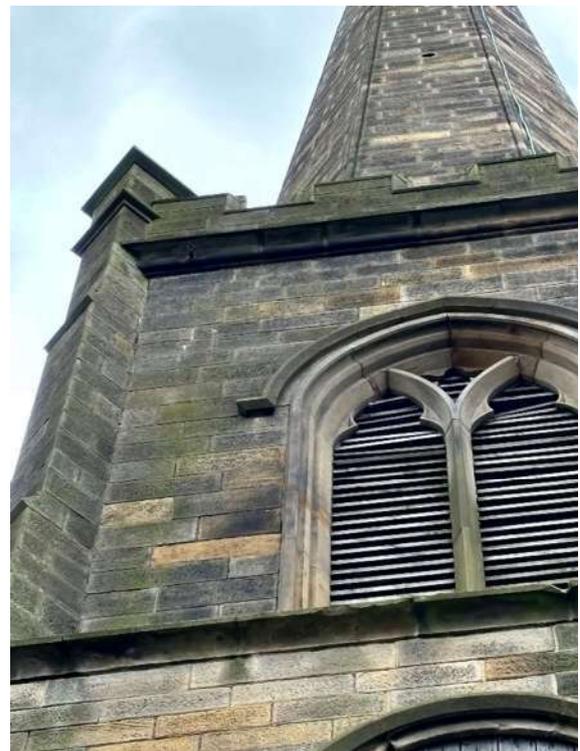
Broken timber louvres, crack to stone ledge and crack to surround of circular opening.



Some cracking to stones of spire.

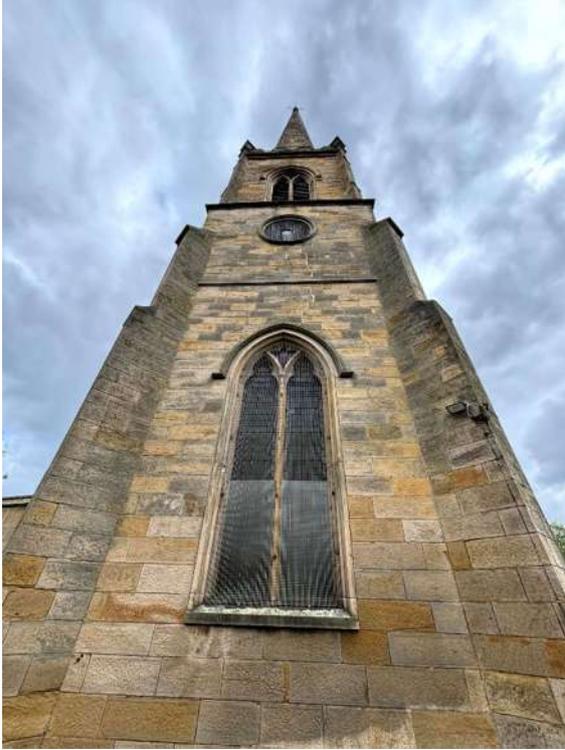


Loss of pointing to left side of window opening and adjacent stones.



## 06 EXTERNAL WALLS – TOWER & SPIRE:

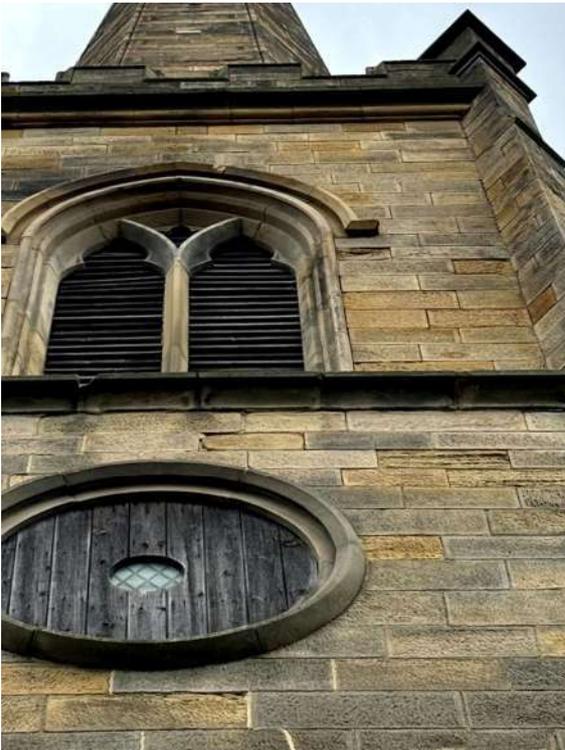
Overview of West Tower.



Historic crack starting to reopening above window.



Loss of pointing above circular opening and to right side of window.

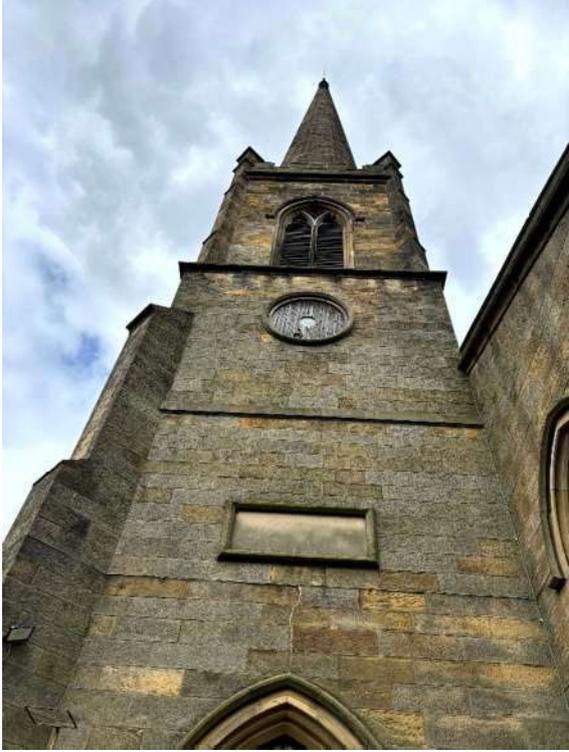


Some cracking visible to spire.

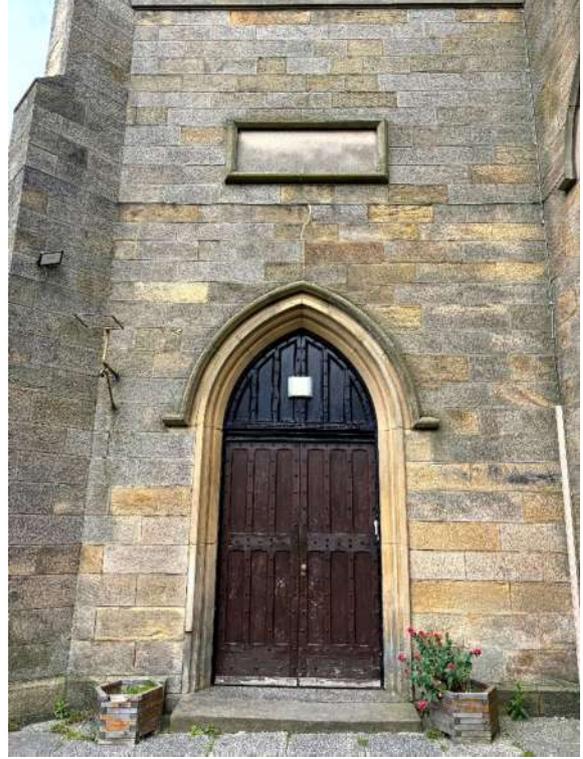


## 06 EXTERNAL WALLS – TOWER & SPIRE:

Overview of Upper South Tower.



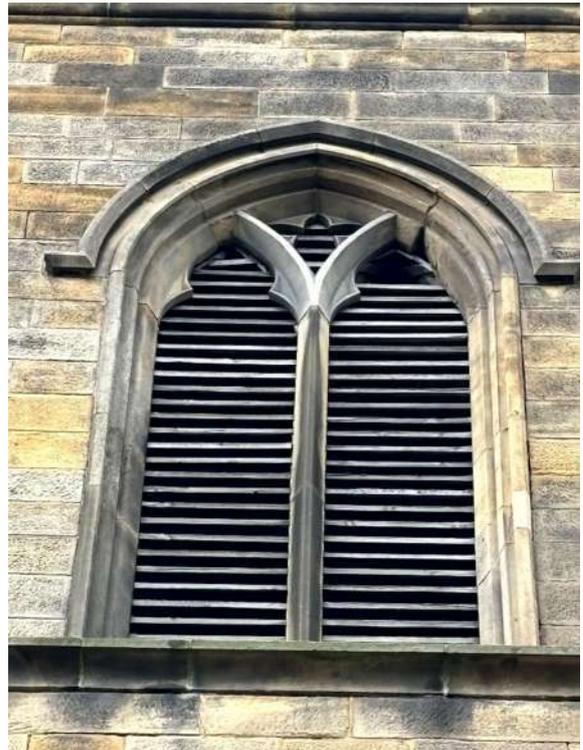
Overview of Lower South Tower (ED.01).



Damage to timber infill of circular opening.



Broken timber louvres.



## 06 EXTERNAL WALLS – TOWER & SPIRE:

Loss of pointing below water tabling.



Loss of pointing to buttress.

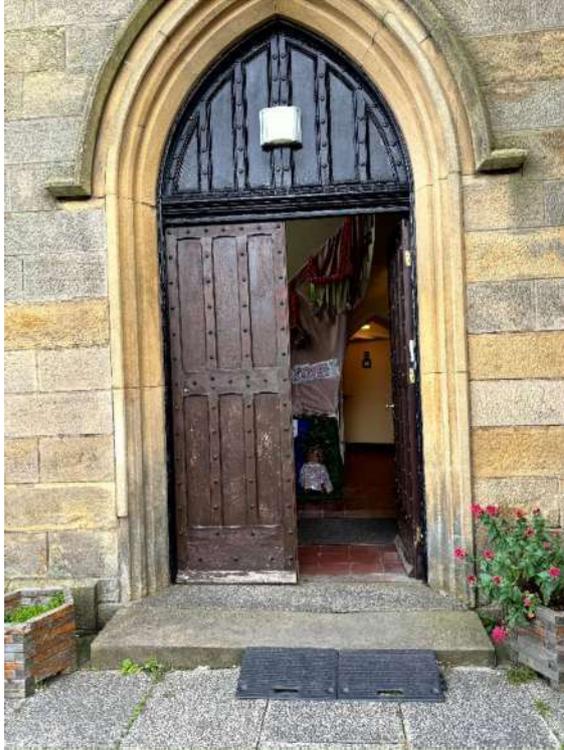


Cracks to spire visible.

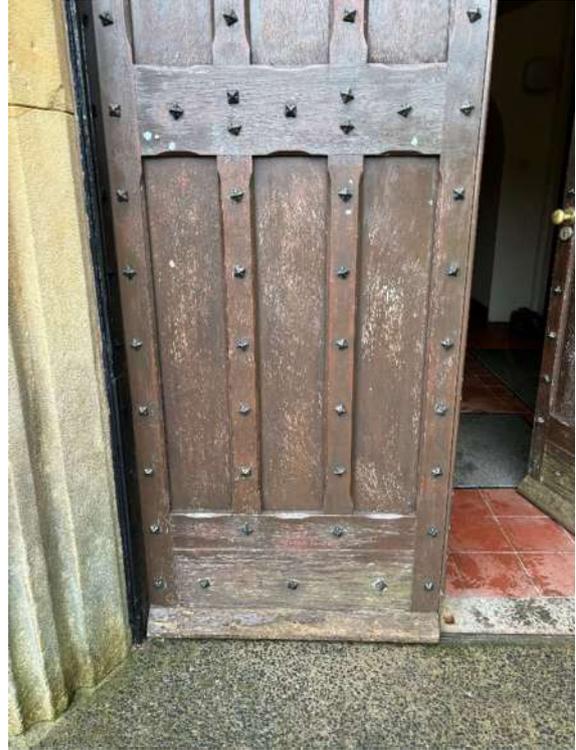


## 07 EXTERIOR DOORS AND TIMBER WORK:

Overview of ED.01 with temporary ramp shown when accessible provision required.



Areas of flaking paint to ED.01.



ED.02 showing signs of rot and deterioration to the frame.

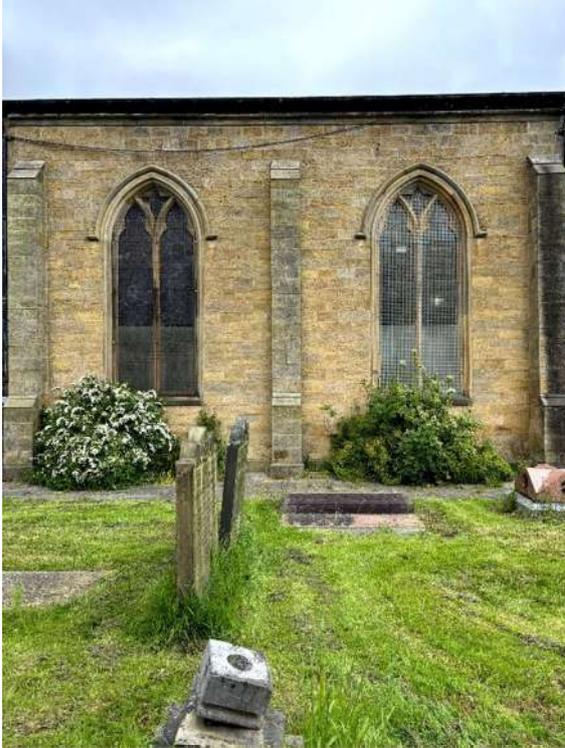


ED.02 showing signs of rot and deterioration to the frame.

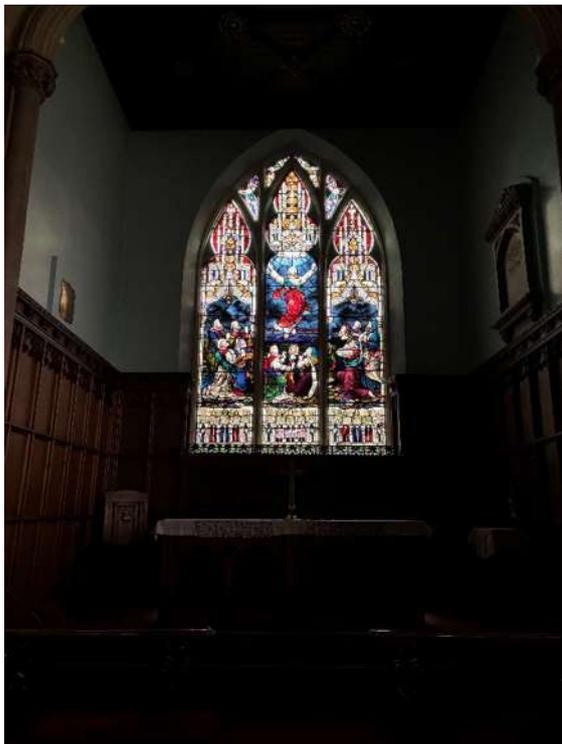


## 08 WINDOWS (FOR DETAILS SEE APPENDIX):

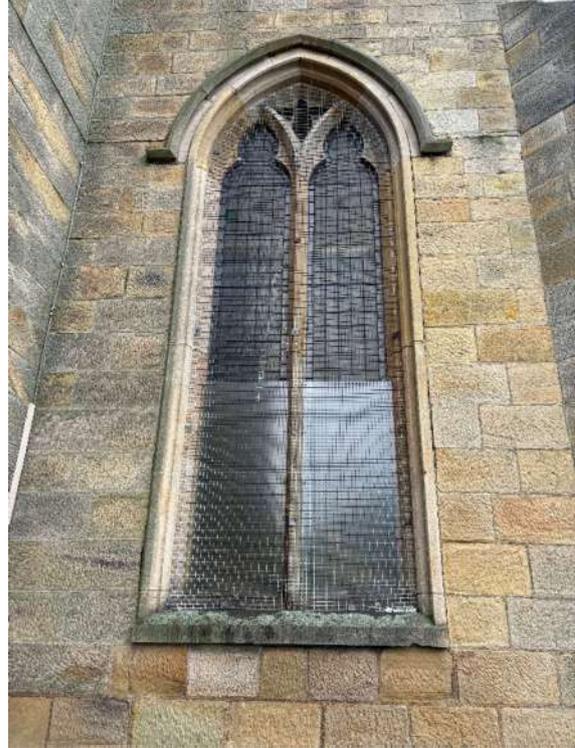
Window overview showing stained glass / tinted glass windows.



Overview of stained glass windows to church



Overview showing windows and protection measures.

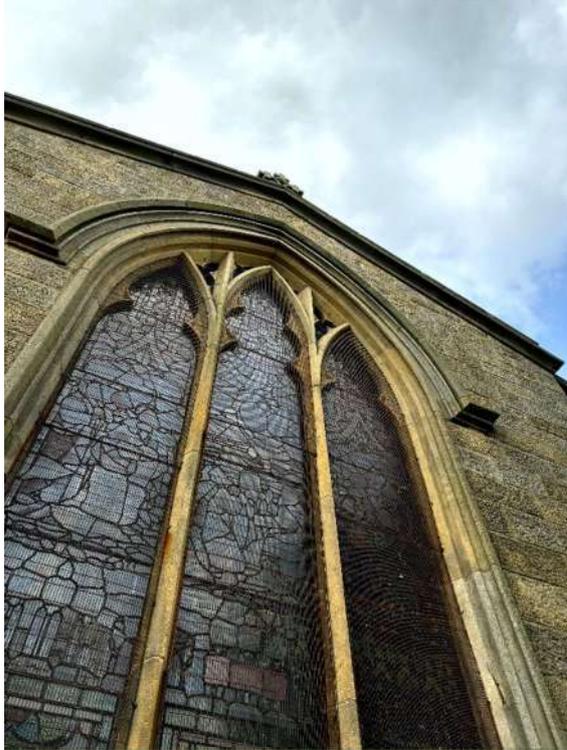


Overview of other windows to church.

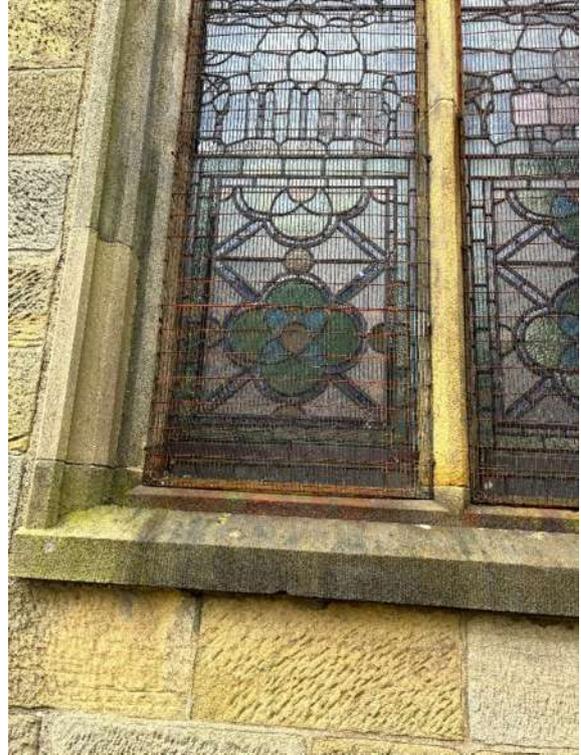


## 09 WINDOW GUARDING AND PROTECTION:

Rust visible to window guarding.



Rust from window guards starting to run off onto stone surround.



Rust from window guards starting to run off onto stone surround.

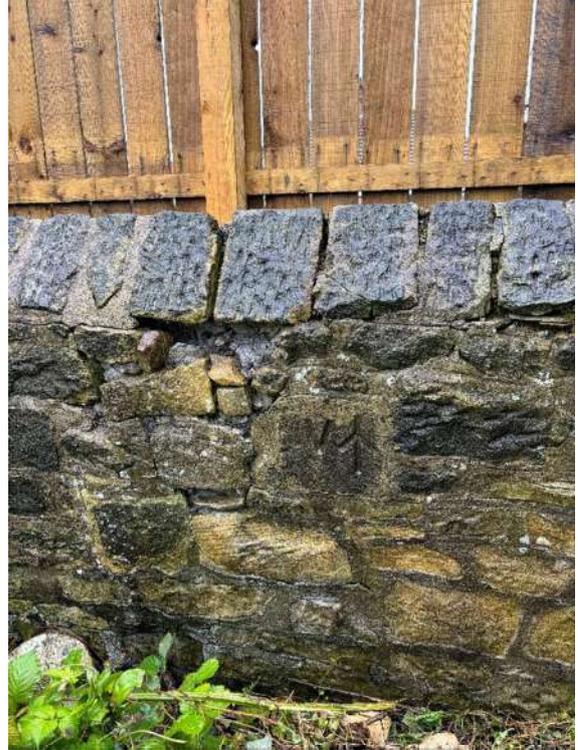


## 10 CHURCHYARD AND BOUNDARIES:

Example of how trees are impacting headstones. This is evident in several areas.



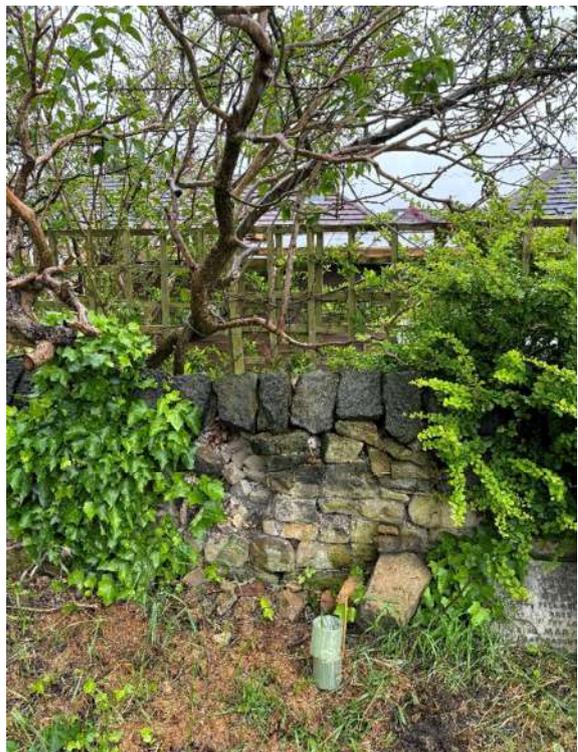
West Wall: Areas of missing stones / cracking.



More recent repairs to South Wall – with public footpath next to it.



Example of loose/fallen stone to East Wall.



## 11 INTERNAL ENTRANCE:

Blistering plasterwork surrounding ED.01.



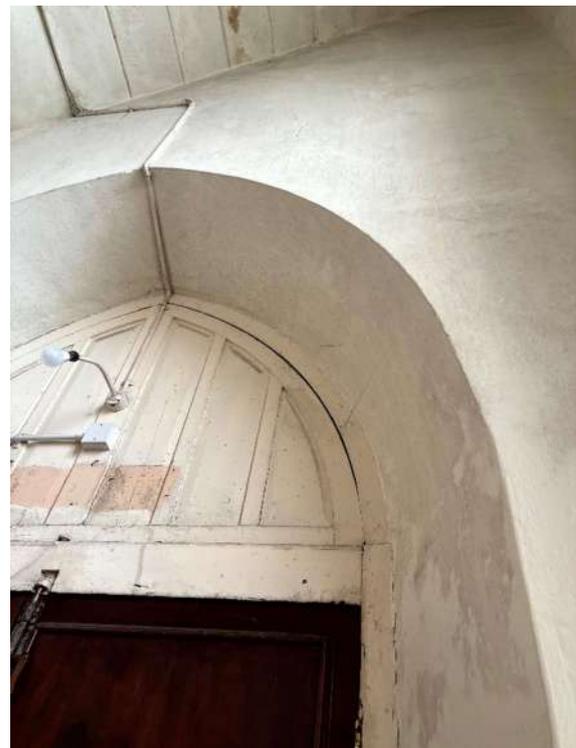
Glazing lost to tiles and cracks to plasterwork.



Blistering plasterwork to walls.



Mould & signs of previous water ingress visible to surround of door.



## 12 UNISEX & ACCESSIBLE WC'S & 13 BOILER ROOM:

Corridor to WC's.

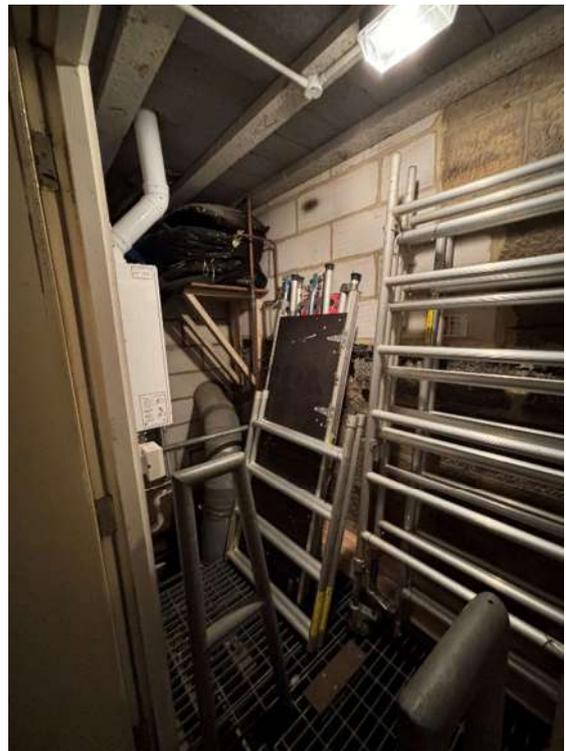


Inward hung Accessible WC door.

Overview of Accessible WC.



Overview of double height boiler space.



## 14 FOYER:

Overview of foyer area (towards entrance).



Foyer Area.

Overview of foyer (towards nave).



Ceiling to foyer.



## 15 KITCHEN:

Kitchen overview – missing tiles to wall.



Kitchen overview.



Kitchen overview.



## 16 MEETING ROOM:

Area to wall which has been plastered and repainted with Beeck mineral paint.



Some flaking of paint to walls.



Rotting to skirting board below window W.01.



Some cracking to internal surround of window W.02.



## 17 NAVE & GALLERY:

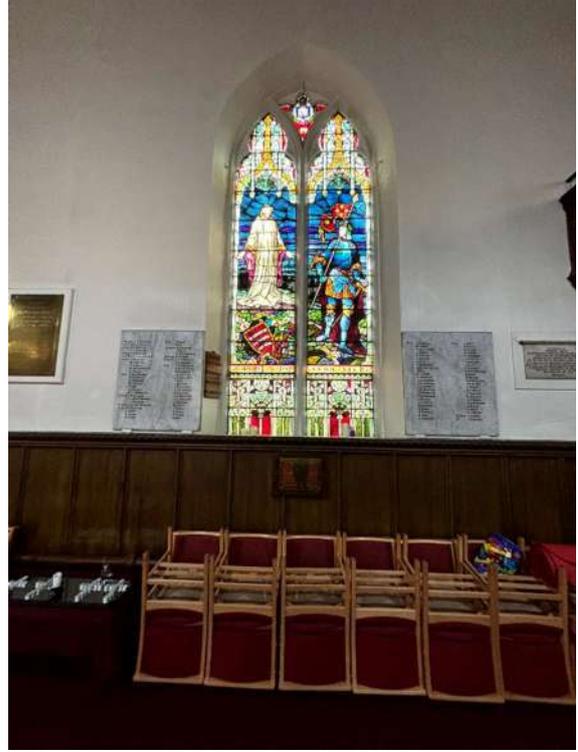
Overview of nave from gallery looking East.



Overview of gallery space, some areas of flaking paint to walls.



Areas of stained glass windows to nave.



Access doors to gallery, step steps upon approach to gallery.



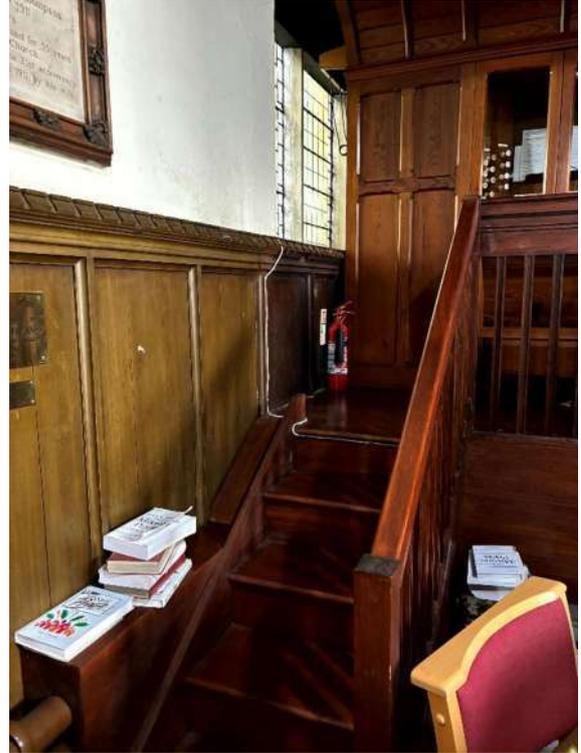
## 18 ORGAN:

Overview of Organ.



General overview of organ.

Steps approaching Organ.



Some mould visible to wall behind organ.

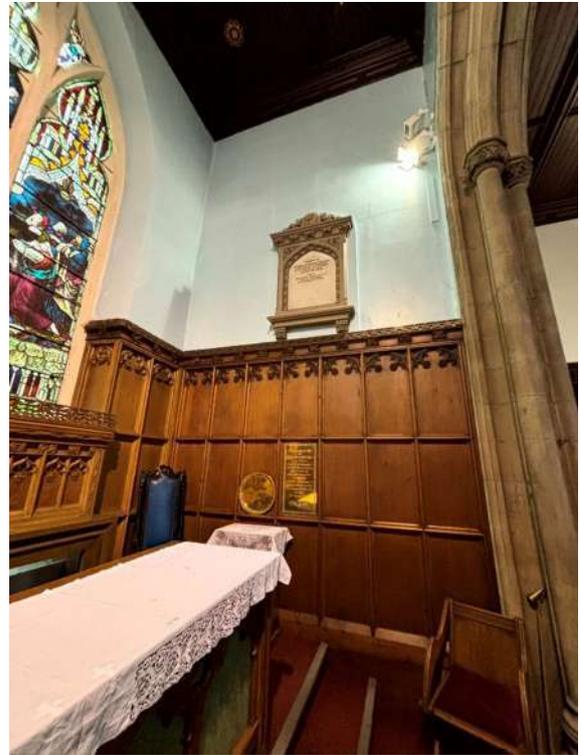


## 19 SANCTUARY, 20 CHOIR VESTRY & 21 CLERGY VESTRY:

Overview of Sanctuary.



Overview of Sanctuary.



Overview of Choir Vestry – appears in good condition barring some flaking paint.

Overview of Clergy Vestry.



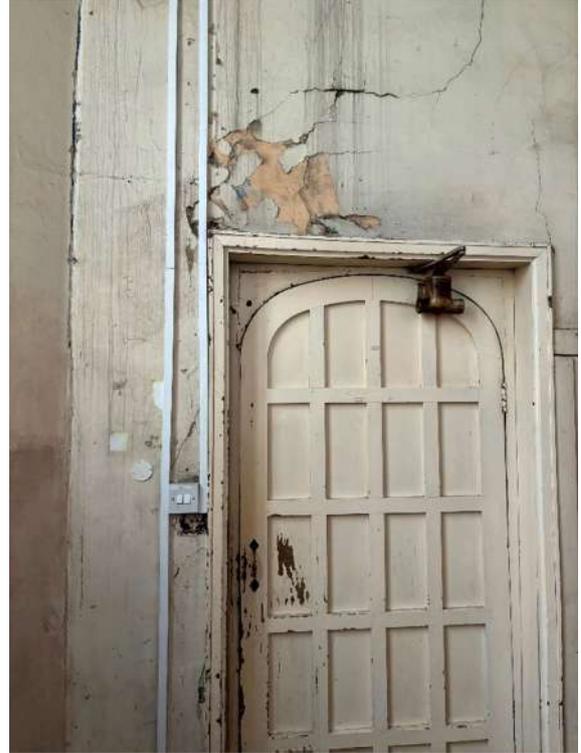
## 22 STORAGE ROOM:

Overview of storage space.



Cracking and flaking of paint to walls and around door.

Significant cracking and flaking of paint to surround of internal door.



Mould visible to walls and cracking of paint.



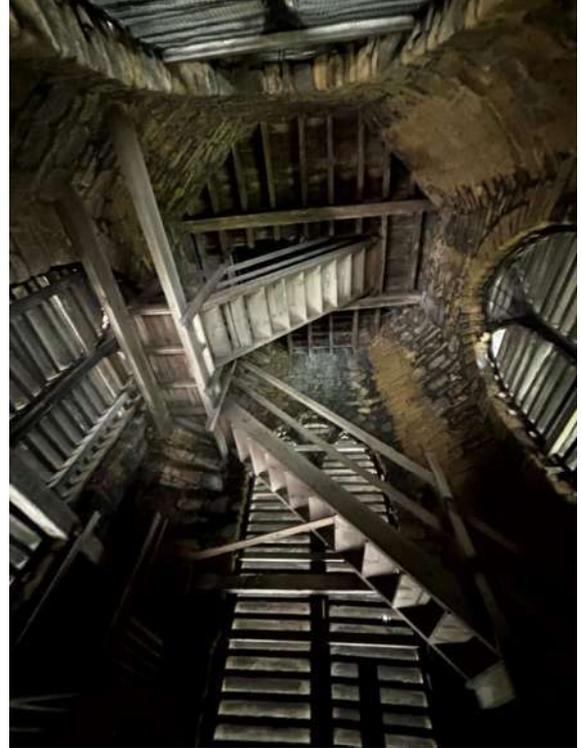
## 23 BELFRY, BELFRY STAGE & BELLS:

Ladders up to bell.



Bells to Belfry

Timber staircase above bell to bottom of steeple.



Roof space accessed from Belfry Stage



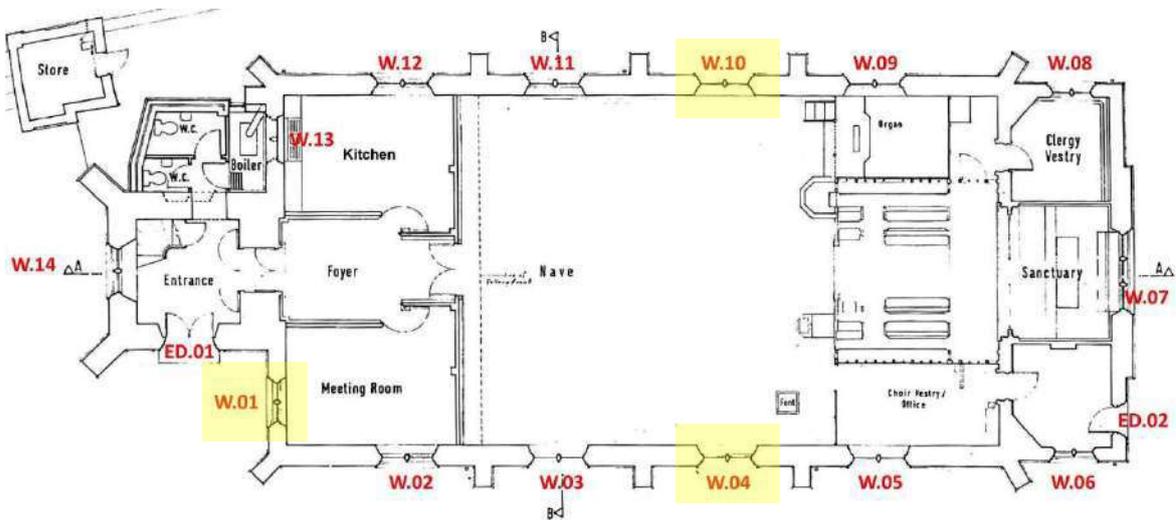
# APPENDIX A

## WINDOW MAINTENANCE REPORT 1

11<sup>TH</sup> JUNE 2024

W.01, W.04 & W.10

These photos were taken during the 2024 QI Inspection.



# WINDOW MAINTENANCE REPORT 1 - 11<sup>TH</sup> JUNE 2024

## W.01 - EXTERNALLY

Overview of Window Externally.



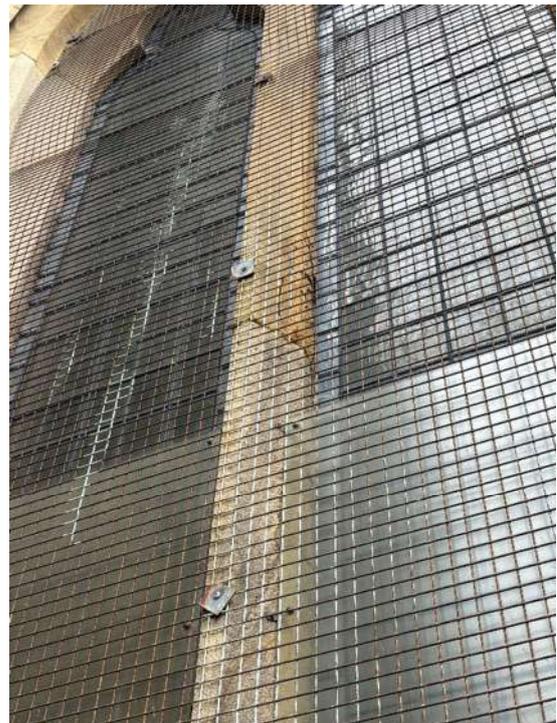
Crack to upper section of mullion, right hand side.



Crack to lower section of mullion, right hand side.



Overview of mullion.



# WINDOW MAINTENANCE REPORT 1 - 11<sup>TH</sup> JUNE 2024

## W.01 - INTERNALLY

Overview of Window Internally.



Paint and plaster have fallen from lower left side of mullion, crack to stone visible.



Cracking to paint visible to upper left side of mullion.



Cracking to paint visible to right side of mullion.



# WINDOW MAINTENANCE REPORT 1 - 11<sup>TH</sup> JUNE 2024

## W.04 – EXTERNALLY / INTERNALLY

Overview of Window Externally.



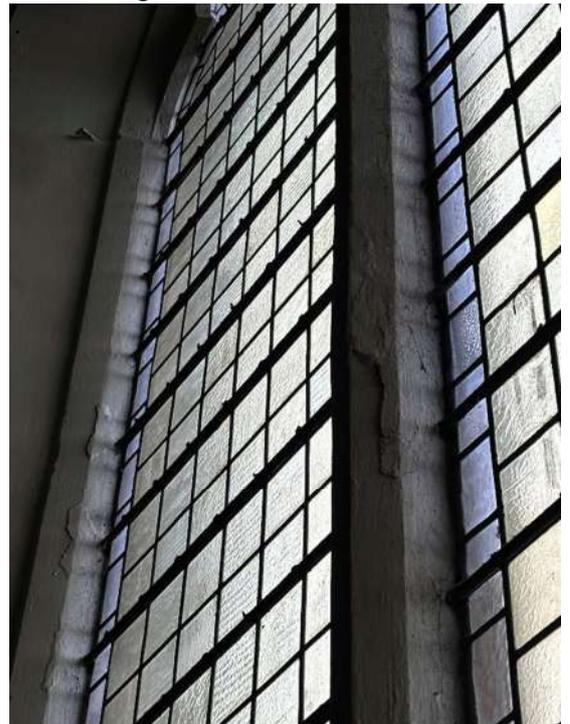
Cracks visible to central mullion left hand side.



Internally: Cracking to upper left side of paint to mullion.



Internally: Cracking of paint to central mullion right hand side and frame.



# WINDOW MAINTENANCE REPORT 1 - 11<sup>TH</sup> JUNE 2024

## W.10 – EXTERNALLY

Overview of Window Externally - slightly obscured by trees.



Crack to central right side of mullion.



Internally: Cracking to upper left side of paint to mullion.



Internally: Cracking of paint to central mullion left hand side.



## APPENDIX B – NET ZERO

### 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 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. They are a good place for churches to start, when trying to move towards ‘net zero’.

##### 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.