

Michael Atkinson

ARCHITECTURE & HERITAGE



QUINQUENNIAL INSPECTION REPORT

St. PETER'S CHURCH

SUNDERLAND ROAD, HARTON VILLAGE, NE34 6AH

prepared by

Michael Atkinson Architecture + Heritage

Clarewood
144 New Ridley Road
Stocksfield
Northumberland
NE43 7EH

07800 593 347
info@atkinsonarchitecture.co.uk
@architecturo

With thanks to St. Peter's Church PCC for their assistance and support in the preparation of this Quinquennial Inspection Report.

REVISION HISTORY

ISSUE	DATE	BY	NOTES
v.1	09/09/2024	MA	DRAFT ISSUE

CONTENTS

INTRODUCTION

A:	The Inspecting Architect	5
B:	Background and General	5
C:	Scope of Report	7
D:	Sustainability and Net Zero Carbon	8
1.	Schedule of Recent Repair and Maintenance Works	15
2.	General Condition of Church	16

EXTERNAL INSPECTION

3.	Roof Coverings	17
4.	Rainwater Goods and Disposal Systems	18
5.	Below Ground Drainage	19
6.	Parapets and Upstand Walling	19
7.	Walling	20
8.	Timber Porches, Doors and Canopies	22
9.	Windows	23

INTERNAL INSPECTION

10.	Tower and Spire	25
11.	Roof Structure and Ceiling Voids	26
12.	Ceilings	27
13.	Ground Floor Structure	27
14.	Walling Finishes	28
15.	Fittings, Fixtures and Furniture	29
16.	Toilets, Kitchen, Boiler House etc.	30
17.	Organs and other Musical Instruments	31
18.	Monuments	31
19.	Service Installations Generally	31
20.	Heating Installation	31
21.	Electrical Installation	32
22.	Lightning Conductor	33
23.	Fire Precautions	33
24.	Accessible Provision and Access	34
25.	Insurance	34
26.	Health and Safety	34
27.	Asbestos	35
28.	Protected Wildlife	35
29.	Maintenance	35

CURTILAGE

30.	Generally	37
31.	Monuments, Tombs and Vaults	37
32.	Boundary Walls, Gates and Railings	37
33.	Trees and Shrubs	38
34.	Hardstanding	38
35.	Noticeboard	39

RECOMMENDATIONS 40

Where work is recommended within the main body of the Quinquennial Inspection Report a code is used to highlight the relevant text and indicate the priority as follows:

R0	Urgent works requiring immediate attention.
-----------	---

R1	Work recommended to be carried out during the next 12 months.
-----------	---

R2	Work recommended to be carried out within 18 – 24 months.
-----------	---

R3	Work recommended to be carried out within 5 years.
-----------	--

R4	A desirable improvement with no timescale.
-----------	--

M	Routine items of maintenance.
----------	-------------------------------

APPENDICES

A Practical Path to Net Zero Carbon (PPNZC)

B Maintenance Plan

C New Heating Installation

D Listing Description

E Explanatory Notes

A. THE INSPECTING ARCHITECT

- A.1 Michael Atkinson
BA BArch DipPPM (Newcastle) MACons (York) RIBA AABC

Michael Atkinson Architecture + Heritage

Clarewood

144 New Ridley Road

Stocksfield

Northumberland

NE43 7EH

07800 593 347

info@atkinsonarchitecture.co.uk

@architecturo

B. BACKGROUND AND GENERAL

- B.1 Church: **St. Peter's Church**
Sunderland Road
Harton Village
South Shields
NE34 6AH
Archdeaconry : Sunderland
Deanery : Jarrow
Parish : Harton

- B.2 St. Peter's Church is located at the junction of Sunderland Road and Moor Lane in the heart of Harton Village, the core of which has been greatly eroded due to build development and infrastructure over the passing years. The church sits a short distance south from the coastal town of South Shields and has good transport links to the A19.

Sunday worship includes Morning Worship (with Junior Church) at 10.30am and mid-week there is a quiet Said Communion every Wednesday at 10.00am. Online worship is at 6pm every Sunday.

The current Minister is the Revd. Kate Boardman.

- B.3 Ordnance Survey Map reference – NZ 37572 64991.

GENERAL DESCRIPTION OF THE CHURCH

- B.4 In 1866-67 the present church was built and consecrated, designed by C. Hodgson Fowler in a pleasant Early English style.

The church is built from coursed oolitic limestone with ashlar sandstone to window/door surrounds, quoins, plinth and string course detailing. A pitched roof over consists of welsh slate. Walling to a later C20 extension to the north side consists of split face concrete blocks with artificial stone lintels and cills to window/door openings.

Accommodation is provided over a long and tall rectangular nave, chancel, vestry, office and 'green room' on north side with a distinctive southwest tower surmounted by an octagonal spire.

The first stage of the southwest tower forms the south entrance porch to the church. Square in plan the tower rises over two stages and then slides into an octagonal ball-turret with 2 light openings under one pointed arch to each face. The turret is then capped by an octagonal spire.

The east window consists of 3 no. tall lancet openings containing stained leaded glass dating from 1873.

The church is orientated east-west, geographically and liturgically.

B.5 Inside the church walls consist of painted plaster with painted ashlar quoins to window reveals. High proportions to the nave roof structure, exposed of timber construction and boarded over the chancel. To the chancel there is a carved timber screen and painted timber reredos to the high altar. To the west end is located the font, carved in stone and painted. A pipe organ exists to the north side of the chancel by Nelson & Co. of Durham.

B.6 The church merits protection under heritage legislation and is grade II listed.

NHLE reference number - 1232324 (1st February 1983)

B.7 The church sits within the north-east corner of the churchyard surrounded by several mature trees and substantial collection of headstones, table tombs and monuments. Grounds are generally a mix of grass and planed areas with a network of straight paths dissecting the church yard.

The churchyard gently slopes away to the north and west edges and as such the church sits slightly elevated in an attractive setting. It is confined to the east and south elevations in original stone boundary walling.

B.8 The churchyard boundary wall fronting Sunderland Road and Moor Lane merits protection under heritage legislation and is grade II listed.

NHLE reference number – 1232560 (1st February 1983)

B.9 *ST PETER, Harton Lane. 1866-7 by C. Hodgson Fowler.*

Plain, rock faced. Two-light windows and a high wooden-roofed nave.

The Buildings of England: County Durham, Nikolaus Pevsner

B.10 Date of Inspection: the church was visited and inspected on Wednesday 17th May 2023.

B.11 Weather: clear blue skies, little cloud and warm.

C. SCOPE OF THE REPORT

- C.1 A visual inspection of the church has been carried out such as could be undertaken from ground-level and any accessible roofs, galleries and stagings. Binoculars were used for high level inspections externally. Parts of the structure which were inaccessible, enclosed or covered were not opened or any loose floor coverings lifted.
- C.2 The inspection does not comprise of a structural survey of the church. Where, in the opinion of the Inspecting Architect, it is apparent that specialist structural advice should be sought; this is recorded in the report.
- C.3 The following inaccessible parts were not included in this inspection:
- a. Below ground drainage.
 - b. Any hidden floor and ceiling spaces.
 - c. Bell chamber
 - d. Box gutter behind tower and north chimney.
 - e. Interior of the spire.
- C.4 The boundary and extent of the church and church hall is shown on the location plan (Fig. 1, p. 8).
- C.5 No manhole covers were lifted or drains checked.
- C.6 This report describes defects observed. It is not a specification for execution of any work and must not be used for obtaining builders' estimates. An indication of likely repairs costs is included, but it must be understood that the scope of repair work is undefined, and no measurements have been taken, so the figures are no more than 'estimated guesses' and should not be relied upon beyond the purpose of indicating the likely spending commitment to maintain the church and church grounds to a high standard. Items such as contractor preliminaries and/or profit have not been considered.
- C.7 The Parochial Church Council is reminded that it must notify the Diocesan Advisory Committee and/or obtain a faculty before putting any repair work in hand. In most cases specifications, schedules and descriptions of the proposed repairs will be required. This report is not a substitute for such documents, but it may be cited in support as identifying the need for repairs.
- C.8 Completion of this Quinquennial Inspection Report has referred to previous Quinquennial Inspection Reports; mainly 2012, completed by John S Burns of Mackeller Architecture Ltd., Gateshead and 2017, completed by Michael Atkinson of MAA+H.

D. SUSTAINABILITY AND NET ZERO CARBON

On 12 February 2020 General Synod recognised that we are in a climate emergency and committed to an ambitious carbon reduction target of Net Zero by 2030. The culture is changing fast, both outside and within the Church; questions of sustainability should inform all our buildings-related decisions from now on, and this report highlights opportunities for action.

<https://www.churchofengland.org/resources/churchcare/net-zero-carbon-church>

See also the Practical Path to Net Zero Carbon (PPNZC) document in the appendix.

The Church of England Research and Statistics Team has created an Energy Footprint Tool. This will tell your church what your 'carbon footprint' is, based on the energy you use to heat and light your buildings, and is part of the Online Parish Returns System. You will need to input the data from the most recent year's electricity and gas/oil etc. bills, and the tool will then tell you the amount of carbon produced annually by heating and lighting your church building; it will also offer some helpful tips to reduce your carbon emissions. As you use the tool each year, you will be able to see how your church improves, as you take steps to cut your carbon footprint.

<https://www.churchofengland.org/about/policy-and-thinking/our-views/environment-and-climate-change/about-our-environment/energy-footprint-tool>

Most dioceses now have a Diocesan Environmental Officer in post, who may be able to offer support, including on questions of ecology and biodiversity, and signpost you to further resources.

<https://www.churchofengland.org/about/environment-and-climate-change/diocesan-environmental-officers-map>

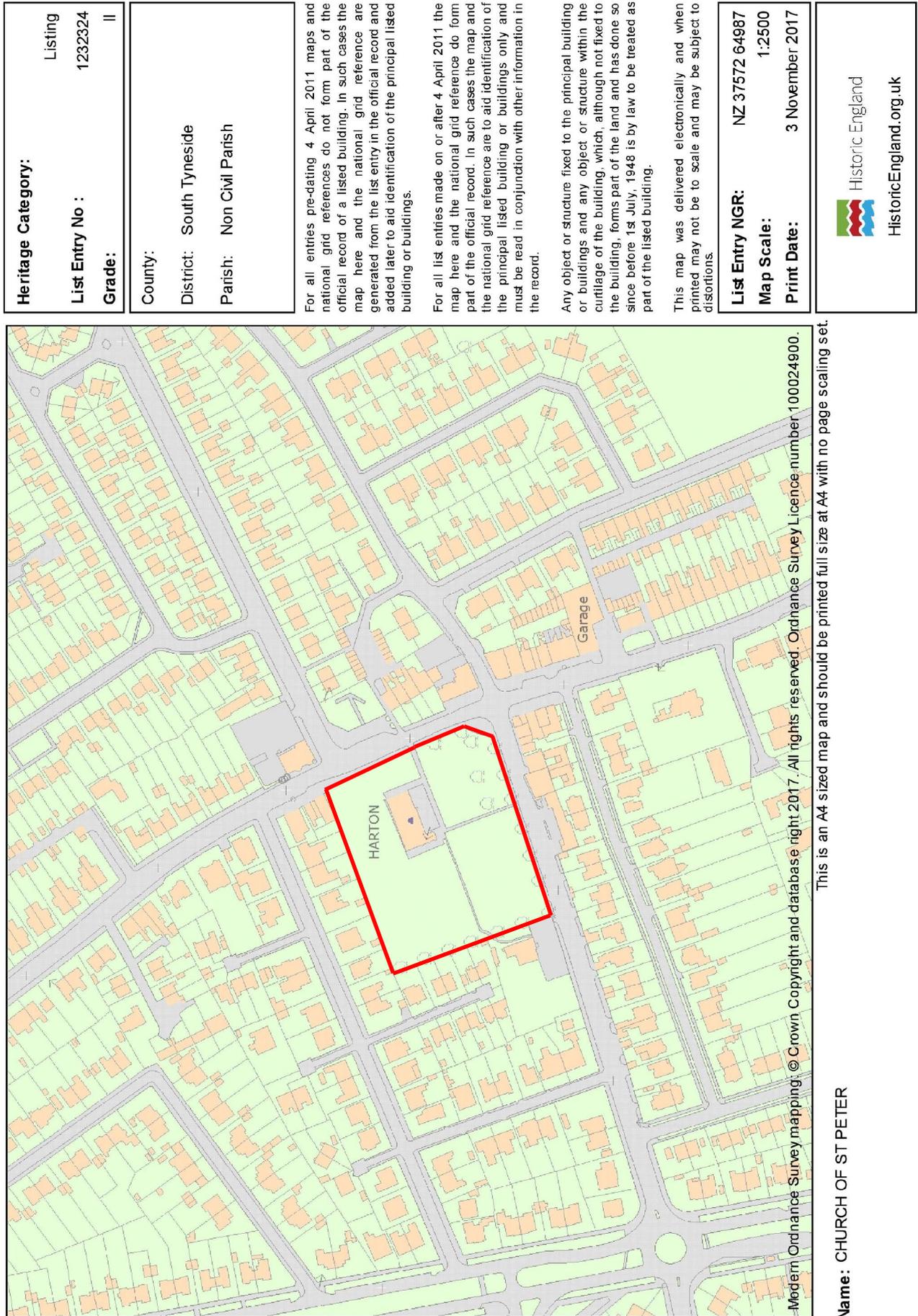


Fig. 1 | Church Location Plan (not to scale)

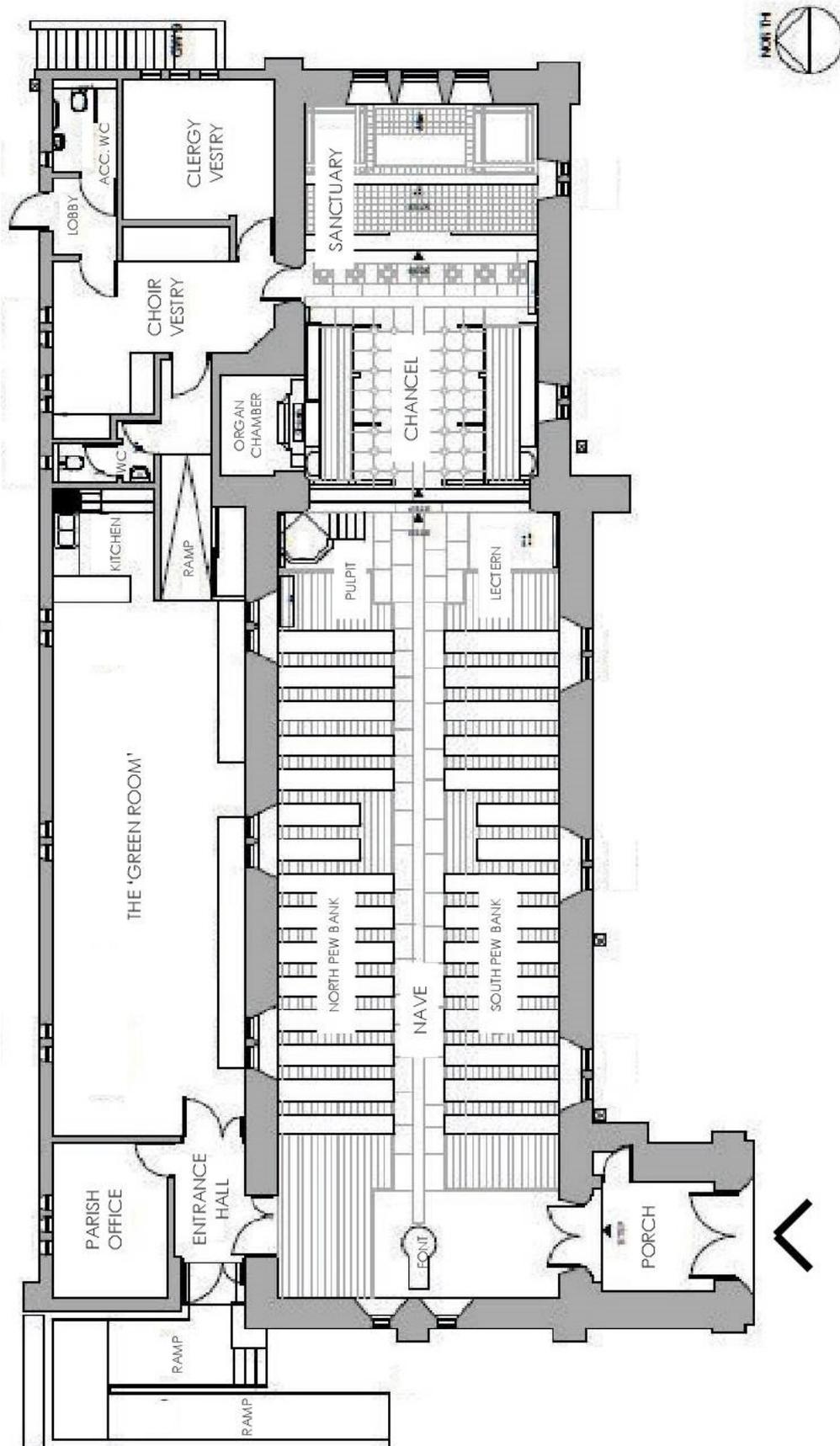


Fig. 2 | Church Floor Plan (not to scale)

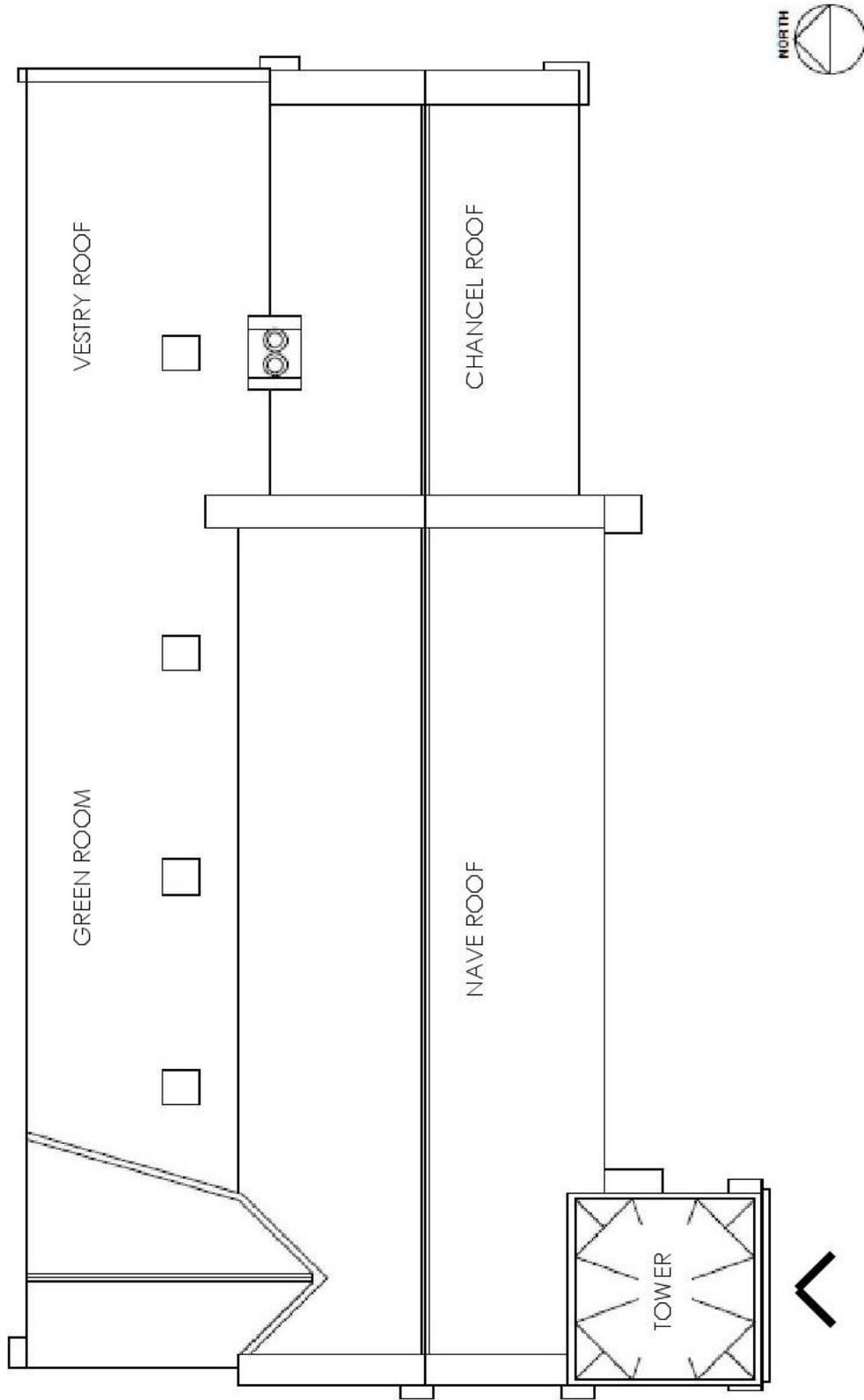


Fig. 3 | Church Roof Plan (not to scale)



Fig. 4 | Church Photographs (4.1 + 4.2 Exterior)



Fig. 5 | Church Photographs (5.1 + 5.2 Interior)

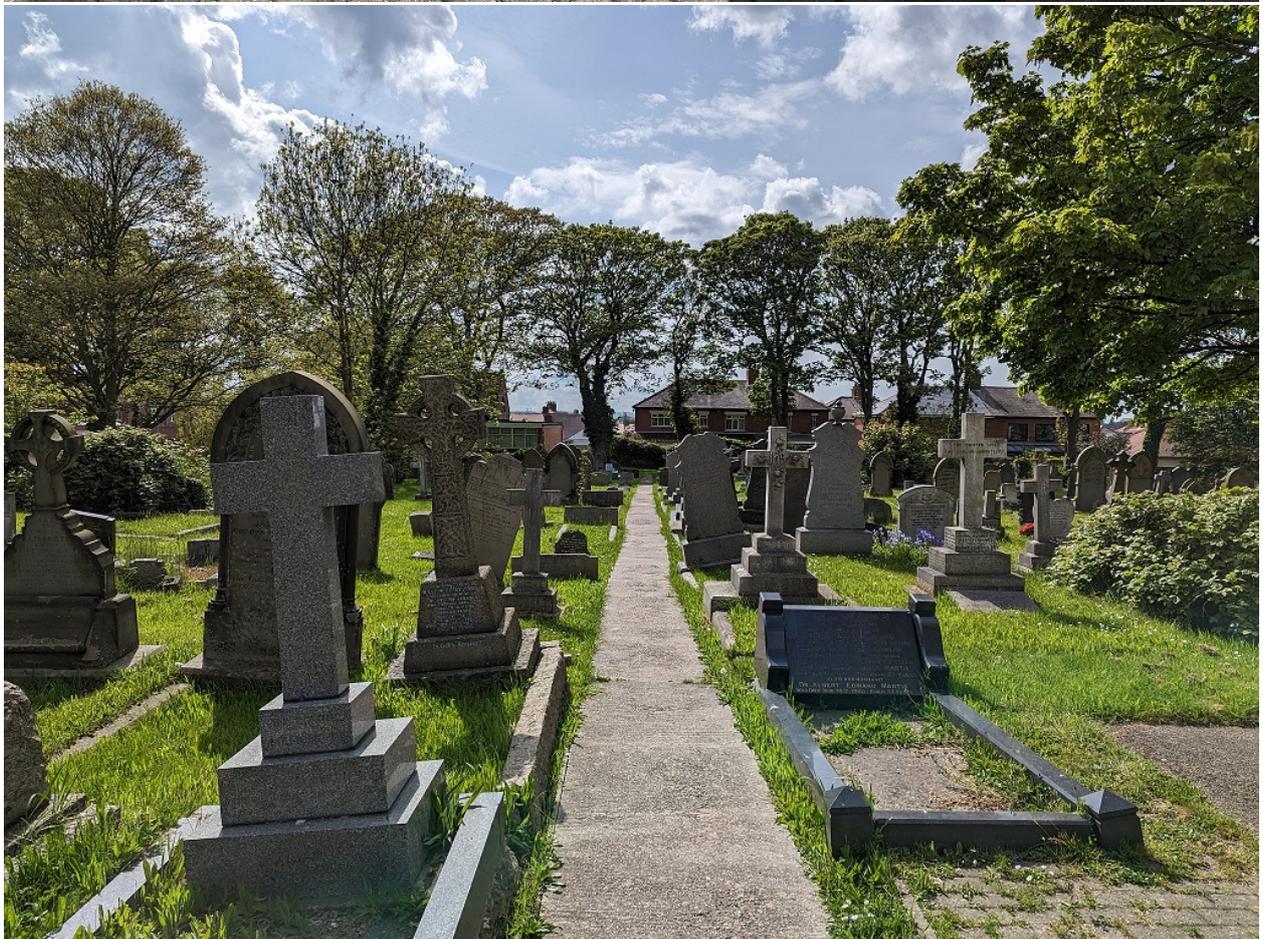


Fig. 6 | Church Photographs (6.1 + 6.2 Churchyard)

1. SCHEDULE OF RECENT REPAIR AND MAINTENANCE WORKS

1.1 *Repair and Maintenance Work*

- Installation of wooden circular seat around tree within churchyard adjacent to cremation area, installed by church members.
- Refurbishment of painted lettering above south entrance door by Rodger Signs of Sunderland.
- Rebuild of 13 linear metres of churchyard east boundary wall following collapse by Historic Property Restoration Ltd. of North Shields.
- Cleaning of tower, removing dead birds, guano, twigs and debris by Lees Premier Cleaning of South Shields.
- Bird proofing of tower at belfry level together with additional cleaning by Greenway Integrated Pest Management Ltd. of Rowlands Gill.
- Short term management of asbestos in church by covering of heating grills.
- Upgrade of existing sound system to a modern digital audio system by Clockwork Audio Visual Ltd. of Morpeth.
- Removal of asbestos existing within the boiler room and nave/chancel floor ducts by Riverside Asbestos Services Ltd. of South Shields.

Annual checking of service installations and maintenance tasks carried out:

- Organ tuning and repair
- Electrical Inspection and testing
- Boiler servicing
- Fire extinguisher serviced
- Clearing of churchyard by volunteers
- Lightning conductor check

1.2 *Terrier and Logbook*

The Terrier and Logbook were examined as part of the inspection and all was found to be in good order.

M

It is recommended that as a routine item of maintenance the Logbook is updated and made available for review at every subsequent QI.

2. GENERAL CONDITION OF THE CHURCH

This attractive and important historic church continues to be maintained in a sound, good structural condition. The PCC is to be commended on their efforts over the preceding quinquennium period which have negotiated the covid pandemic.

The most pressing priority at St. Peter's is completion of the new heating installation, currently the nave and chancel are without a working heating system due to asbestos removal works carried out in 2022. Externally the ongoing condition of the buff ashlar sandstone is of continuing concern, serious deterioration is noted surrounding the lower stages of the tower and to architectural detailing elsewhere on the east, west and south elevations of the church. Investigation, specification and repairs are necessary over the forthcoming quinquennial period. This includes an appraisal of the church spire condition by a steeplejack. Roof coverings are generally sound and weathertight however there are repairs to action and investigation of the hidden back gutters to the tower and chimney stack. The stained glass is also in a good condition although some attention to the polycarbonate protection is needed that involves re-fixing and cleaning of individual sheets to ensure ongoing security and ventilation for the historic glass behind.

Internally the church is in excellent condition with the nave and chancel presented in an attractive setting. This could be improved by the introduction of an energy efficient lighting installation. There are the beginnings of breakdown to the painted decoration to walling fabric in isolated areas; notably the rear of the chancel arch, north side of the east end at high level and immediately above the south entrance door. All these areas are linked to suspected defects externally which should be addressed before considering internal patch redecoration. The addition of a glazed lobby to the south entrance door at the rear of the nave would create an opportunity to 'open up' the church without compromising security but also improve drafts and heat retention.

The church has beneficial facilities including a good sized 'green room' to the north with kitchen and WC facilities. The kitchen facilities could well benefit from refurbishment which at present is looking in a well-used condition!

Inspection of the interior of the tower and spire has raised concerns over the condition of the bell frame and bells, both covered in bird guano due to historic pigeon infestation and long-term damage to the ringing mechanism. A visit by the diocesan bell advisor followed by repairs is recommended. Access to the bell frame is via open wooden stairs which should have handrails installed to improve overall health and safety. Finally, there is daylight noted at top level of the spire immediately underneath the cap stone which should be investigated by a steeplejack in conjunction with condition of the masonry as indicated above.

The on-going life of the church and its buildings depends greatly on the efforts and enthusiasm of its members. Regular maintenance is a key aspect and included with my report is a Maintenance Plan that I hope will assist all over the course of the next quinquennium.

EXTERNAL**3. ROOF COVERINGS**

3.1 *The main roof form over the church consists of a simple pitched roof covering to north and south edges, terminating at eaves level into black powder coated aluminium guttering. Over the north side of the church there is a change in roof pitch accommodating the late C20 extension. A steeply pitched roof covering with east and west facing slopes exists over the parish office to the north-west corner.*

4 no. velux rooflights exist along the north side of the church.

The main roof form is covered in a Welsh slate nail fixed to even courses. Over the south side of the church this is generally a blue Welsh slate with isolated replacement slates in green and/or purple slate. The north side of the church has been recovered in its entirety in a black Welsh slate. The ridge over the nave and chancel is a plain blue clay angle tile which is mortar bedded. Over the parish office the ridge is a socketed clay angle tile.

3.1.1 On inspection the roof covering appears to be in a good, sound condition. Across both north and south slopes there are numerous incidents of slate repairs; either cracked individual slates, replacement inserts and/or repairs. There are also a handful of cracked and slipped slates. Despite signs of repair and minor defects the roof covering remains watertight.

R1	It is recommended that isolated slate repairs are carried out by a competent and experienced roofing contractor.
-----------	--

3.1.2 The roof covering over the parish office terminates at its north edge in a mortar bedded verge. There are signs of cracking through the mortar, particularly at its east side which suggest that a combination of water ingress and movement is causing a degree of disturbance.

R1	It is recommended that affected areas of the mortar verge are repointed up in a lime : sand mortar mix, suggesting use of NHL 5.0.
-----------	--

3.1.3 Although not noted as part of this inspection the opportunity to take a closer examination of the ridge tiles was carried out while overseeing repair works to the water tabling over the chancel in 2015. There are several missing sections of mortar bedding along the length of the ridge tiles and open joints exist between individual units. Delamination of the surface to the ridge tiles is quite prominent in places which could benefit from selective replacement of individual units.

R1	It is recommended that ridge tile repairs/replacement to the nave/chancel is carried out by an experienced roofing contractor.
-----------	--

- 3.1.4 It is observed that the condition of the roof covering and box guttering behind the southwest tower and vestry chimney on the north slope is not possible at the time of inspection. Plant growth is noted emanating from the edge of the back gutter to the tower and deterioration of the paint finish internally is noted.

R1 It is recommended that both 'hidden' box gutters are inspected by a competent roofing contractor and any defects attended to.

- 3.1.5 There is an ongoing issue with water ingress below the valley junction between the green room and parish office. Previous QI reports have made comment that the steepness of the east roof pitch to the parish office is potentially causing issue with driving rainwater over the lead flashing and underneath the adjoining slates.

Although good work has been carried out internally to improve the appearance of the ceiling and wall in this area, water staining persists. As such, further investigation is required.

It has been recommended that externally a wood roll ridge be introduced running the length of the valley gutter which would assist in steering rainwater away and into the eaves guttering. It would also be prudent to check how far the leadwork has been taken underneath the slates and whether an effective upstand has been achieved in the construction of the valley decking.

R1 It is recommended to make further investigations to the lead valley and slating in this area and carry out any necessary roofing repairs promptly.

- 3.1.6 Moss build-up is noted on the north roof slopes, however at this stage is not to a level and/or degree that will cause any issue.

M It is recommended that as a routine item of maintenance the roof covering should be examined, and repairs undertaken on a twice-yearly basis.

- 3.1.7 A mortar fillet seals the junction between the roof covering over the chancel and the nave gable end walling. The condition of this fillet is difficult to ascertain at ground level however internally there are signs of breakdown to the paint finish to the rear of the chancel arch therefore it is suspected that the mortar fillet is an area of weakness with deterioration a possibility.

R1 It is recommended that the mortar fillet over the chancel against the nave gable end walling is reinstated by an experienced roofing contractor.

4. RAINWATER GOODS AND DISPOSAL SYSTEMS

- 4.1 *To the south elevation, black coated aluminium half round section gutters discharge into circular section black downpipes. To the north elevation, black coated aluminium square section box gutters discharge into square section black downpipes. At ground level the bottom of the downpipes have shoes, discharging directly into gulleys.*

4.1.1 The rainwater goods were not tested as part of the inspection.

The rainwater goods are understood to be operating satisfactorily.

There is the occasional loose section of downpipe and signs of chipping to the surface finish. At ground level gullies are found to be generally clear however the proximity of grassed areas with no apron protection means that higher than regular maintenance will be necessary. There is the occasional plant growth in gutters.

R0	Remove plant growth from gutters.
-----------	-----------------------------------

4.1.2 The stained finish to the guttering timber fascia to the north elevation is in a deteriorating condition.

R1	Restain fascia guttering to north elevation.
-----------	--

R2	4.1.3 It is recommended that gulley apron protection is provided to assist with maintaining clear unobstructed surface water flow from downpipes to gulleys.
-----------	--

M	4.1.4 It is recommended that as a routine item of maintenance the rainwater goods should be checked and cleared on a twice-yearly basis.
----------	--

5. BELOW GROUND DRAINAGE

5.1 *Foul water drainage serving the kitchen toilet and accessible toilet discharges to a manhole and the north east of the building connected to the public sewer which may be contemporary with the parish centre extension undertaken in the 1990's.*

Surface water drainage serving the rainwater goods connect into the foul water drainage system however drainage to the south side of the church may lead to soakaways set within the churchyard.

5.1.1 The below ground drainage was not tested as part of the inspection.

It is understood however that the below ground drainage system is working adequately.

M	It is recommended that as a routine item of maintenance the below ground drainage system is checked as a minimum twice yearly.
----------	--

6. PARAPETS/UPSTAND WALLS, FINIALS, CROSSES

6.1 *Pitched water table coping stones exist to both east and west gables alongside break between nave and chancel, carved from sandstone. A raking mortar fillet covers the junction between roof and wall at gable intersections. The water tabling to the east gable of the vestry has been renewed in new stone in 2015.*

Water tabling stones are plain, flat topped with a 45-degree chamfer to the underside of the leading edge.

- 6.1.1 The water table coping stones to the east gable and over the chancel arch (south side) were lifted, repaired and rebbed as part of repair work carried out in 2015. Alongside this work the coping to the east elevation of the vestry was replaced with new stone.

The apex cross to the chancel arch and chancel are worn but otherwise in a fair condition. All was found to be in an excellent condition.

- 6.1.2 The water table coping stones to the nave west gable and chancel arch (north side) are in a fair condition, open joints are noted between individual coping units and deterioration of individual coping stones are visible. These defects have not resulted in any signs internally of water penetration and/or dampness.

The apex cross is worn but otherwise in a fair condition.

R2

It is recommended that repairs to the water table coping stones are carried out including lifting, replacement (as necessary) and rebbed in a soft lime : sand mortar.

- 6.1.3 Plant growth is noted growing out of the side of the east water tabling to the vestry and should be removed at the next routine cycle of gutter clearance and maintenance.

R0

Remove plant growth from vestry water tabling (east gable).

7. WALLING

- 7.1 *The walling fabric of the church is of grey buff oolitic limestone with buff ashlar sandstone to quoins, window/door surrounds, plinth and string course detailing. The late C20 north extension is constructed in a split face reconstructed stone block with artificial stone surrounds to window/door openings.*

The external elevations are designed in an attractive Early English style; a deep southwest porch has a pointed-arch opening with plain head stopped drip moulds. 5 no. window openings exist along the south elevation each consisting of 2 no. short lancet windows with oculus window above. There is a large three light east window and similar two light west window with rose window above. The dominant southwest tower projects forward and has square corner buttresses. It is also square in plan and rises over two stages and then slides into an octagonal ball-turret with 2 light openings under one pointed arch to each face. The turret is then capped by an octagonal spire.

- 7.1.1 The grey buff oolitic limestone and split face reconstructed stone of the late C20 extension is all in a good condition.

The buff ashlar sandstone is in a fair condition, there are several examples of excessive weather and deterioration to the stone face. Most notably this is visible in and around the lower stages of the southwest tower. Elsewhere there is decay to architectural detailing such as string courses, hood moulds, plinth course to the west elevation and buttressing to the east/west elevation.

There can be a combination of factors as reasons for this stone decay; quality of material, prolonged exposure to weathering, rainwater pollution and reaction from limestone run-off.

It is important to consider a prioritised programme for stone repairs, including inspection and recording of stonework condition. Photogrammetry may well be a useful way forward in informing future stonework repairs.

R1	It is recommended that investigation is carried out to determine a schedule of work and specification for buff ashlar sandstone repairs.
R3	7.1.2 Informed by initial investigation and specification carry out comprehensive conservation repairs to the buff ashlar sandstone.

7.1.3 Pointing to the stonework is generally satisfactory. Much good work has been carried out in addressing defects to the pointing material across the east elevation to the chancel and vestry. Full repointing has been carried out in a soft lime : sand mortar in 2015.

Elsewhere there is evidence of repairs in a cementitious mortar and open joints, particularly across the south and west elevations. This also coupled with used of a repointing mix of lime and coal slag is leaving a rather unpleasing aesthetic to the pointing.

R1	It is recommended that alongside investigations carried out in item 7.1.1 that a repointing specification is also developed for urgent and ongoing repairs.
R3	7.1.4 Carry out phased repointing of the church elevations (south, west and tower) across the quinquennium period.

7.1.5 Facing stonework to the higher sections of the southwest tower look to be in a satisfactory condition, there is some deterioration to the sandstone quoins and stonework surrounding the louvred openings to the bell chamber. The condition of stonework to the octagonal spire appears sound.

There are signs of open joints between stonework where weathering has resulted in a loss of pointing material.

A closer inspection of the upper stages of the tower would be prudent.

R1	It is recommended that a steeplejack is commissioned to provide a condition survey of the stonework to the southwest tower (higher level).
R2	7.1.6 Carry out stonework repairs and repointing of the southwest tower (higher level) informed by steeplejack inspection survey work.

7.1.7 Above the south entrance door there is a painted inscription onto the stonework reading 'This is none other but the House of God and this is the gate of heaven'. The inscription has been repainted over the course of the last quinquennium period and is in excellent condition.

Patch repointing surrounding the lettering has been carried out in a hard cementitious mortar. It would be prudent to repoint in a lime mortar in conjunction with item 7.1.3 and 7.1.4.

- 7.1.8 There is a movement line adjacent to the south entrance door where the tower abuts the nave, immediately above the tower access door.

M It is recommended that as a routine item of maintenance regular checks are made of this separation line for any active signs of movement.

- 7.1.9 Walling material to the late C20 extension to the north side of the church is generally all in a good condition. It is noted that a vertical expansion joint has been incorporated at approximately mid-length in grey mastic. This is good practice for this form of modern construction although on aesthetic grounds would have been better in a beige colour.

- 7.1.10 A stone chimney stack rises above the roof line to the north side of the church, serving a fireplace within what was the former vestry. The stack consists of two circular stone columns sat upon a carved base/plinth. The west chimney stack is still in use terminating in a stainless-steel cowl presume to be the vent from the boiler serving the 'green room'.

The surface of the circular stone columns is delaminating and appear to have been repaired in the past with the application of a thin cementitious render.

R1 Closer examination of the chimney stack would be prudent in conjunction with high level inspection of the tower. Refer to item 7.1.5.

8. TIMBER PORCHES, DOORS AND CANOPIES

8.1 South Entrance Door

The external door to the south entrance consists of double opening door leafs set within a pointed arched head; framed, ledged and braced with vertical boarded timber on the external face all in oak. Strap iron decorative hinges and latch, painted black.

A pair of black painted iron gates exist to the south entrance of the porch.

- 8.1.1 Door and ironmongery is all in an excellent condition.

Pitting is evident to the black painted finish of the external iron gates.

R3 It is recommended to refurbish over the course of the quinquennium.

- 8.1.2 The south entrance door could benefit greatly from the installation of a draft lobby internally at the rear of the nave, glazed in appearance the lobby would create an opportunity to 'open up' the church without compromising security but also improve drafts and heat retention.

R1 Prepare designs and install glazed lobby at rear of nave.

8.2 Parish Office Entrance Door (West Elevation)

Modern door consisting of vertical timber mullions dividing the width of the opening with narrow tall glazing panels in between. External metal gate provides additional security.

8.2.1 Generally, in a sound and satisfactory condition.

R3

It is recommended to refurbish over the course of the quinquennium.

8.3 Vestry Door (North Elevation)

Modern door consisting of blank sheet metal face, painted black.

8.3.1 Generally, in a sound and satisfactory condition.

R3

It is recommended to refurbish over the course of the quinquennium.

9. WINDOWS

9.1 Windows within the church consist of the following:

Nave West Elevation – two light window, tall lancets with pointed arched heads under a 6-light oculus window. Leaded stained glass.

Nave North Elevation – (internal) 3no. paired lancets with pointed arched heads under a 6-light oculus window. Leaded stained glass.

Nave South elevation – 3no. paired lancets with pointed arched heads under a 6-light oculus window. Leaded stained glass.

Chancel East Elevation – three light window, tall lancet with pointed arched heads. Leaded stained glass.

Chancel South Elevation – 2no. paired lancets with pointed arched heads under a quatrefoil light. Leaded stained glass.

C20 North Extension – Tall rectangular windows either paired or singular in black powder coated metal. Clear double glazing throughout. The parish office has a relocated leaded stained window of St. Peter.

Tower – slender arrow slit windows, 2no. on the east elevation, 4no. on the west elevation. Leaded plain glass.

External polycarbonate protection is provided to window openings on the east, south and west elevations of the church.

9.1.1 Glazing is generally found to be in a sound condition, benefiting from external protection in the form of polycarbonate sheeting. Slight bowing of the east window is noted although not so great that repairs are needed at this stage. The modern window casements to the late C20 extension remain in a good condition although no trickle ventilation (as previously noted).

Again, it is noted that the fixing of polycarbonate is tight up against the stone reveals which may encourage build-up of condensation between polycarbonate and the glazing surface due to inadequate ventilation. It is best if the protection is removed, cleaned and re-fixed at some 25mm from the face of the glazing with a 5mm air gap to the perimeter.

R2 It is recommended to refurbish the existing polycarbonate protection.

9.1.2 The window to the east elevation of the vestry is made up of 3no. tall rectangular windows with thin metal frames and plain glazing. They do not match those existing elsewhere along the late C20 north extension. The condition of decoration to the frames is deteriorating and for aesthetic purposes these would be better if replaced with matching casements.

R2 It is recommended to carry out window replacement to these openings.

9.1.3 A single velux rooflight within the former vestry, now choir vestry looks to have condensation build up between the glazed panel which suggests that the unit seal has broken and in need of replacement.

R1 Replace velux glazing unit in choir vestry.

9.1.4 Church windows are now stained glass throughout. Working anticlockwise from the entrance their memorial dates are: new, 1871, 1877, 1875, 1880, west window 1884, 1888, 1901, new. Artists and craftsmen details require research (new work by Chris Chesney @ Iona Art Glass).

R4 Commission a comprehensive stained and plain glass condition survey and report of the church windows by ICON registered stained glass conservator.

INTERNAL**10. TOWER AND SPIRE**10.1 LANDING CHAMBER

Exposed stonework walls and timber floor structure/platforms, all accessed via timber staircases.

- 10.1.1 All generally found to be in a dry and fair weathertight condition. Stonework is sound and pointing material stable without substantial loss and/or open joints.

Pigeon infestation was a recurring issue, gaining entry via the narrow lancet openings and/or via the louvres within the bell chamber above. Over the course of the preceding quinquennium work has been carried out to clear the tower and install mesh guards to the openings. The landing chamber is now secure.

M	It is recommended that as a routine item of maintenance the landing chamber floor and platforms are swept clean twice yearly.
----------	---

- 10.1.2 From a health and safety viewpoint there is little handrail and/or guarding to the ladder access and platforms. This presents an issue with safe access to the bell chamber.

R2	It is recommended that handrail and guardrails are introduced to improve safe access.
-----------	---

- 10.1.3 The timberwork all appears to be in a satisfactory condition. The underside of the bell chamber floor above shows signs of white staining suggesting water ingress from above via the louvred openings.

M	It is recommended that as a routine item of maintenance regular checks are made against any possible signs of rot, insect and/or beetle infestation.
----------	--

- 10.1.4 The metal ladder access from the ground floor is rusting and could do with some attention to maintain an ongoing appropriate condition.

R2	It is recommended that rusting metalwork to the ground floor access ladder is rubbed down then primed and redecorated.
-----------	--

10.2 BELL CHAMBER

Exposed stonework walls with large slate louvred openings, mesh covered and timber board floor covering supported beneath by set of large timber squared beams sat on stone corbels.

Heavy timber bell frame, sat at right angles to floor structure containing large bell by John Warner & Sons of London (1879) and a smaller Sanctus bell (c.1864). Original ringing arrangement abandoned; the larger bell adapted for striking via an electronic mechanism.

10.2.1 All generally found to be in a dry and fair condition. Stonework is sound, albeit erosion is noted surrounding the louvred openings and there are large areas of loose and/or missing pointing.

R2 It is advisable to carry out patch repointing of the masonry in a lime mortar.

10.2.2 The remnants of past pigeon infestation are clearly visible the bell frame and bells are covered in guano and metal fixings of the headstock are badly rusted. The wheel and pulley mechanism are damaged and alternative ringing mechanism has been created but no longer in operation.

R1 It is recommended to seek advice from the Diocesan bell Advisor regarding the condition of the timber frame and bells.

R2 10.2.3 Carry out refurbishment of the bell frame and bells.

M 10.2.4 It is recommended that as a routine item of maintenance the bell chamber floor and platforms are swept clean twice yearly.

10.3 SPIRE
Exposed stonework walling with spire cap visible at top.

10.3.1 Stonework is generally in a sound, condition albeit showing signs of erosion to the stone face. Pointing material is thin in large areas.

R2 It is advisable to carry out patch repointing of the masonry in a lime mortar.

10.3.2 At the pinnacle there is daylight visible in and around the base of the spire cap, its condition and stability should be investigated further in conjunction with the external condition of the spire.

R1 It is recommended that a steeplejack is commissioned to provide a condition survey of the stonework to the southwest tower spire.

R2 10.3.3 Carry out stonework repairs and repointing of the southwest tower spire informed by steeplejack inspection survey work.

11. ROOF STRUCTURE AND CEILING VOIDS

11.1 *The body of the church nave has an attractive dark timber traditional pitched roof consisting of 5 no. raised collar beam trusses carrying two timber purlins to each slope, supporting exposed rafters with white plastered infills. The roof structure over the chancel is hidden and a boarded ceiling exists taking the form of the underside to the raised collar beam trusses.*

11.1.1 All seems to be in a good, attractive condition without any defect of concern.

M It is recommended that as a routine item of maintenance regular checks are made against the roof structure for any possible signs of rot and/or insect infestation.

12. CEILINGS

12.1 *Simple flat plasterboard ceilings exist to the vestry, kitchen and WC facilities. Above the 'green room' are exposed simple trusses and rafters with white painted plaster infills. The entrance porch has a vaulted stone ceiling.*

12.1.1 The ribs to the vaulted stone ceiling above the entrance porch are showing some signs of erosion and decay. Pointing material is otherwise sound.

R3 It is recommended to carry out stonework repairs in conjunction with item 7.1.1 and 7.1.2.

12.1.2 Repairs have been carried out to the ceiling finish at the west end of the 'green room' in connection with previous defects mentioned in item 3.1.5. There are signs of water staining coming through the board joints which suggest that the defect has not been resolved and that attention is required externally before redecoration is attempted internally.

R2 It is recommended that redecoration is carried out once external defects are corrected in connection with item 3.1.5.

12.1.3 The ceiling to the vestry is cracked with some water staining penetrating at the board edges. These defects are all understood to be historic and are linked to previous issues with the water table coping stones in this area, now corrected.

R2 It is recommended that ceiling repairs followed by redecoration is carried out.

12.1.4 The ceiling finish above the kitchen area is flaking in places and as such is in a poor condition.

R2 It is recommended that ceiling redecoration is carried out.

12.1.5 The ceiling area between the 'green room' and vestry has signs of taped repairs to the infill plaster panels. Some run-off is noted emanating from a taped section.

R2 It is recommended that ceiling repairs followed by redecoration is carried out.

13. GROUND FLOOR STRUCTURE, TIMBER PLATFORMS

13.1 *Flooring consists of original stone flag entrance porch, nave aisle and west end with pew banks areas finished level in timber boarded finish, sanded and sealed. Chancel flooring is tiled with a mix of stone and terracotta (possibly Minton tiles). Black painted metal heating grills evident throughout.*

Flooring to the late C20 extension generally carpeted on wood chip boards, vinyl floor covering to kitchen and WC areas.

13.1.1 Floor covering to the nave and chancel is in an excellent condition.

M It is recommended that as a routine item of maintenance regular checks are made against the timber floor of the pew banks for any possible signs of rot and/or insect infestation.

13.1.2 Floor covering to the 'green room' and associated areas is in a fair condition. There is the occasional stain mark and soiling of the carpet surface.

R1 It is recommended that the carpet covering is professionally cleaned.

Vinyl floor coverings to the kitchen and WC areas are all in a serviceable condition.

14. WALLING FINISHES

14.1 *Nave and chancel walls are of white painted plaster with a contrasting cream finish to window reveals and stone dressings, all understood to be decorated in a modern paint. Wall finishes within the late C20 north extension are generally painted plaster. The south wall of the 'green room' is stonework, what would have been the original external face of the church. This is hidden at low level due to storage cupboards.*

14.1.1 Walling finishes across both nave and chancel are in an excellent, attractive condition. The church has been redecorated in recent memory although the characteristic of the underlying paintwork is not known, it is suspected that the paint applied is film forming and not sympathetic with the breathable nature of the thick solid wall.

Minor breakdown of the paint surface exists to the north side of the chancel east wall at high level and to the north/south side of the chancel arch at high level. The latter possibly linked to the condition of the mortar fillet junction between the chancel slates and nave gable end as described in item 3.1.7.

To the south wall of the nave (west end) immediately above the south entrance door at eaves level there is breakdown and peeling of the paint finish. This clearly links with the condition of the back gutter to the rear of the tower as described in item 3.1.4.

R2 Patch redecorate affected walling finishes once external issues are corrected.

14.1.2 A hairline crack has been noted rising from the west side of the north door between the nave and entrance porch to the 'green room'. To the east side of the door opening there is also the outline of a former blocked up window. Presuming construction work carried out when the church was extended to the north side. No structural intervention is anticipated at this moment however regular checks are advised in the event of further movement.

M It is recommended that as a routine item of maintenance these crack locations are visually monitored on an annual basis for any further movement.

14.1.3 Repairs have been carried out to the walling finish at the west end of the 'green room' in connection with previous defects mentioned in item 3.1.5.

There are signs of water staining coming through at eaves level which suggest that the defect has not been resolved and that attention is required externally before redecoration is attempted internally.

R2

It is recommended that redecoration is carried out once external defects are corrected in connection with item 3.1.5.

14.1.4 Plasterwork to the south wall of the former vestry, now choir vestry is rough in appearance with signs of hairline cracking evident and deterioration at high level. This section of walling fabric relates to the chimney stack immediately above the roofline. This possibly links with the condition of the back gutter to the rear of the chimney stack as described in item 3.1.4. or even the stone condition of the chimney itself as described in item 7.10.

In addition, the north wall of the choir vestry appears dirty, almost susceptible to 'grinning' of the mortar lines of the blockwork wall behind the plasterwork.

R2

Patch plaster and redecorate affected walling finishes once external issues are corrected.

14.1.5 A hairline crack has been noted rising at the junction between the vestry walls and abutment with the former north wall of the church. No structural intervention is anticipated at this moment however regular checks are advised in the event of further movement.

M

It is recommended that as a routine item of maintenance these crack locations are visually monitored on an annual basis for any further movement.

14.1.6 Pointing to the north elevation of the church as viewed within the 'green room' has been carried out in a dark cementitious mortar, providing a rather unappealing finish.

R4

It is desirable for the stonework to be repointed in a soft lime : sand mortar.

15. FIXTURES, FITTINGS, FURNITURE AND MOVABLE ARTICLES

15.1 *Fixtures, fittings, furniture and moveable articles existing within the church are as follows:*

Altar – modern Oak.

Font – painted stone with hardwood cover.

Pews – Stripped and stained Pine (Douglas Fir).

Pulpit – carved oak lectern and canopy.

Choir stalls – carved oak matching that of the pulpit

Lectern – modern carved oak

15.1.1 Church fixtures and fittings are generally found to be in a good condition.

The font has some damage to its lower section where paint loss is noted.

M It is recommended that as a routine item of maintenance regular checks are made against the timberwork for any possible signs of rot and/or insect infestation.

15.1.2 Tall storage cupboards running full length along the south wall of the 'green room' are all in a good condition.

16. TOILETS, KITCHENS, BOILER HOUSE ETC.

16.1 TOILETS

Toilet facilities including an accessible WC exist within the east end of the 'green room', accessed via a corridor.

16.1.1 These facilities are found to be in a sound, satisfactory condition.

There is an issue with providing adequate ventilation to the single WC existing off the corridor to the east end of the 'green room' currently revealing an unpleasant aroma. Space is tight as individuals need to navigate a small lobby space before entering the WC compartment. An extract fan is provided but located in the lobby area rather than the WC compartment, operated and linked to the lobby light switch. There is a tendency not to operate the light until reaching the WC compartment and as a result the extract fan does not engage. The existing window to the WC compartment is restricted in its opening, rightly due to security issues.

R1 It would be beneficial to relocate a new extract fan to the ceiling of the WC compartment with timer incorporated.

16.2 KITCHEN

Kitchen facilities exist within the east end of the 'green room'.

16.2.1 These facilities are found to be in a satisfactory condition, if not a little tired and dated.

R1 It is recommended that refurbishment of the kitchen is carried out.

16.3 BOILER HOUSE

A boiler house exists underneath the footprint of the former vestry, now clergy vestry. Access is via a flight of steps against the east side of the clergy vestry.

16.3.1 The boiler house all appears to be in a sound, dry condition.

For security and safety reasons the top of the flight of stairs is covered with a black painted metal screen/hatch. It is in a satisfactory working condition however is heavy to lift and open.

The stairs are covered by leaf and debris build-up.

M It is recommended that as a routine item of maintenance the steps are regularly cleared of all leaf and debris.

17. ORGANS AND OTHER MUSICAL INSTRUMENTS

- 17.1 The church organ is located immediately to the north side of the chancel and facing the choir stalls.

The organ is of unknown date, by Nelson & Co. of Durham comprising of two small keyboards and fifteen stops. Its entry on the National Pipe Organ register can be viewed at <http://www.npor.org.uk/NPORView.html?RI=N15169>

- 17.1.1 It is understood to be in good working order and tuned regularly. All maintenance and repair work associated with the organ to be undertaken by a competent and experienced organ tuner.

M	Although no testing of the musical instrument was made as part of the inspection it is recommended that it is checked and inspected regularly.
----------	--

- 17.1.2 It is understood that the piano located in the nave adjacent to the pulpit against the north wall is regularly tuned.

18. MONUMENTS, TOMBS, PLAQUES, ETC.

- 18.1 There is a single white marble plaque wall mounted on the south wall of the vestry in memorial to the Revd. William Coward.

It is in a fair condition but could do with some attention in the form of a conservation restoration and clean.

R3	It is recommended that an accredited conservator is commissioned to carry out a condition report and restoration work to the memorial.
-----------	--

19. SERVICE INSTALLATIONS GENERALLY

- 19.1 The comments made in the Quinquennial Inspection Report regarding service installations are based on a visual examination only and no tests or services have been undertaken.

Recommendations for the interval of inspections and tests to be carried out are indicated below as part of the continued maintenance of the Church and ancillary accommodation.

20. HEATING INSTALLATION

- 20.1 *A basement boiler house contains a single gas fired boiler dating from 1991 discharging through the relined flue with an air supply through the louvred access door. It serves original cast iron pipes and radiators to the church utilising floor ducts which have grill covers. Asbestos removal works over the course of the preceding quinquennial period have made the main boiler and associated pipework no longer operational.*

The 'green room' is heated via a wall hung combi boiler in the kitchen and serves steel panelled radiators throughout the late C20 extension. There is thermostatic valve control to each radiator.

20.1.1 The main body of the church currently has no operational heating system.

The PCC have obtained permission in the form of a faculty licence and commissioned UK Gas Services NE Ltd. to install a new combination boiler system consisting of 2no. wall hung Worcester Bosch A rated boilers within the boiler house serving existing radiators within the nave, chancel and green room (and associated accommodation) but including addition of trench heaters within the nave and chancel floor grills.

The PCC are waiting for an installation start date by the contractors.

RO It is recommended to install new gas-fired heating system across the church, as Diocesan approved.

As part of the heating installation design a feasibility study was commissioned by A E Robb Associates which considered suitable options for space heating including viable low carbon heating solutions.

M 20.1.2 Once installed, carry out annual servicing of the heating installation by a competent gas safe registered engineer.

21. ELECTRICAL INSTALLATION

21.1 *The installation is modern in date and includes a distribution cupboard located adjacent to the internal ramp adjacent to the kitchen facilities. Lighting in the nave and chancel consists of clusters of spot lighting at eaves level along both north and south sides.*

21.1.1 It is understood that the regular 5-yearly test and inspection was last carried out in 2022 by S H Electrical Northern.

The electrical installation should have a Fixed Wiring and Inspection Testing (FWIT) at least every five years by a registered National Inspection Council for Electrical Installation Contracting (NICEIC) or NAPIT full scope or ECA full competence accredited registered electrician. A resistance and earth continuity test should be obtained on all circuits. The inspection and testing should be carried out in accordance with part 6 of the IEE Regulations, (BS 7671:2008) guidance note no. 3. The engineer's test report should be kept with this report.

M It is recommended that the electrical installation is inspected every five years by a competent, experienced and accredited electrician.

21.1.2 The lighting system within the nave and chancel is understood to be susceptible against 'blowing' bulbs. They are not LED fittings which would provide efficient energy savings. The installation is also somewhat inflexible in terms of providing variation to suit differing worship patterns, such as switching arrangement and dimmable facilities.

R2 It is recommended that a new energy efficient lighting installation is considered across the nave and chancel.

22. LIGHTNING CONDUCTOR

22.1 *There is lightning protection system located on the church tower consisting of a single threaded copper cable running from the spire weathervane downwards to the north-west corner of the church. In part there is protection at low level in the form of a metal cover sheath.*

22.1.1 The installation was last tested in March 2022 by CPS Electrical Contractors Ltd.

The visual inspection and general condition of the lightning rod tape and installation are in a satisfactory condition.

M	It is recommended that testing of the lightning protection system is carried out every two and a half years.
----------	--

22.1.2 Current recommendations for lightning protection will far exceed the extent of the existing installation on the church.

R2	It is recommended that qualified and competent engineer enquiries are carried out to determine the requirement for lightning protection under BS 6651 and BS EN 62305.
-----------	--

R3	22.1.3 It is recommended that installation of a new lightning protection system is carried out as per the recommendations provided.
-----------	---

23. FIRE PRECAUTIONS

23.1 Fire safety rules affecting all non-domestic premises came into effect on 01 October 2006 (The Fire Safety Order 2005). Further advice can be obtained from the fire prevention officer and from the PCC's insurers. Under the Fire Regulatory Reform Act the PCC need to appoint a 'responsible person' to carry out a Fire Risk Assessment, which includes clear plans in case of fire (identification of risk, evacuation strategies, safe removal of valuables etc). The PCC should ensure that there is a suitable and sufficient risk assessment in place. Further guidance is available at www.churchcare.co.uk/churches and www.ecclesiastical.com/churchmatters/churchguidance/fireguidance

Fire extinguishers are inspected annually.

M	All fire extinguishers should be inspected annually by a competent engineer to ensure they are in good working order with the inspection recorded in the logbook and on the individual extinguishers.
----------	---

A minimum of two water type fire extinguishers (sited adjacent to each exit) should be provided plus additional special extinguishers for the organ and boiler house, as detailed below. As a rule of thumb, one water extinguisher should be provided for every 250m² of floor area. A service of portable extinguishers report should be kept with this report.

24. ACCESSIBLE PROVISION AND ACCESS

- 24.1 The Equality Act 2010 makes it unlawful to discriminate against disabled persons relating to the provision of goods, facilities and services or the management of premises. The Act covers all forms of disability such as sensory, mobility, manual dexterity, hearing, sight and speech impairments and learning difficulties.

The principal entrance contains steps, which is an impediment for those in a wheelchair. An alternative ramped route is provided at the north-west corner. The ramped entrance does not provide gripable handrails, has inadequate lighting and the north-west entrance door is heavy and difficult to operate for those with dexterity issues.

Accommodation has been provided within the body of the nave for wheelchair users to sit with friends and family. An accessible WC is provided within the north-east corner of the late C20 extension.

R1	Any access audit reports previously carried out would benefit from revisiting to assess current needs and facilities provided are compatible with current guidance of The Equality Act.
-----------	---

25. INSURANCE

- 25.1 Insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the PCC's insurance company to ensure that insurance cover is adequate. When construction works are being planned, it is recommended that the PCC's insurers are notified.

26. HEALTH AND SAFETY

- 26.1 Overall responsibility for the health and safety at the church, church hall and any grounds lie with 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 any attached grounds.

The Construction (Design and Management) Regulations 2015

The PCC is reminded that construction and maintenance works undertaken may require the appointment of a competent Principal Designer to discharge their legal responsibilities.

The role of the Principal Designer is to advise the PCC on their duties in respect of the health and safety aspects of the construction works to include ensuring that a Health and Safety Plan is prepared, impartially advise on the health and safety aspects of the design, advise on the satisfactory resources for health and safety and assist with coordination of the Health and Safety file on completion of the works.

27. MANAGEMENT OF ASBESTOS IN THE BUILDING

- 27.1 The Control of Asbestos at Work Regulations contain duties for the PCC. The Regulations came into force in May 2004. They require an assessment of the building by the PCC.

If the presence of asbestos that has not been encapsulated is suspected a survey by a competent specialist should be carried out, including testing where necessary. The location and condition of asbestos containing materials should be recorded in an asbestos register. Where recommended by the survey report, the asbestos should be removed.

An assessment has not been covered by this report.

An asbestos register should be available for any Contractors working on the building. Further information is included in the HSE code of practice The Management of Asbestos in Non-Domestic Premises L127 and guidance is available at www.churchcare.co.uk/churches

When construction works are being planned at an initial stage an appraisal and investigation into the presence of asbestos should be carried out.

- 27.1.1 The PCC have undertaken asbestos removal works over the course of the preceding quinquennial period focusing in the boiler room and heating pipework.

These works were carried out by Riverside Asbestos Services Ltd. with certification on completion by APEC Environmental.

28. PROTECTED WILDLIFE

- 28.1 The siting of the church may well give rise to the presence of bat roosts or other ecology noted of special interest, presumed to be of medium to low risk.

Several wildlife species typically found in chapels and chapel burial grounds are protected by legislation under the Wildlife and Countryside Act 1981, under which it is an offence to kill, injure, handle or disturb bats or bat roosts and prosecutable with heavy fines. Approval of Natural England will be required for works in the protected species habitat. This may affect the timing of any proposed repairs. For general repairs, the presence of bats is most likely to have implications for the timing of works. Natural England may carry out an initial inspection of the building and churchyard free of charge. It is a serious criminal offence to be in breach of parts of this legislation. This is particularly pertinent where roofing works are concerned.

29. MAINTENANCE

- 29.1 The repairs recommended in the report (except for some minor maintenance items) will be subject to Diocesan Faculty Approval. Inspection every 5 years is recommended, and it should be recognised that serious defects may develop between these surveys if minor defects and maintenance are left unattended.

The PCC are strongly advised to enter into a contract with a local competent and experienced builder for the cleaning-out of gutters, valleys, hoppers and downpipes twice a year; towards the end of Autumn (November) and beginning of Spring (April).

Cement based mortars, renders, plasters and products, modern polymer based emulsion and proprietary sealant systems which prevent breathability of the historic fabric should be avoided. All these systems are now known to have a steady deleterious effect on the materials, environmental conditions and character of historic buildings.

CURTILAGE**30. GENERALLY**

- 30.1 The Churchyard is maintained by the Local Authority. It has many mature trees and a graveyard, crowded in some parts with reasonable access. Grassed and planted areas are well maintained by the Local Authority.

31. MONUMENTS, TOMBS AND VAULTS

- 31.1 There exists a varied and interesting collection of headstones, monuments and tombs within the churchyard. Several of these headstones have a pronounced lean to a dangerous degree and in some cases, have fallen and/or been damaged with broken elements laid adjacent to individual grave plots. There appear to be little evidence of misuse or vandalism.

M As a regular item of maintenance, it would be prudent for the PCC to notify the local authority over the ongoing condition of the headstones.

- 31.2 Some of the monuments and tombs are noteworthy, not only of design and aesthetics but also the historical and social importance given to the local community.

Much good research has already been carried out by the church regarding the historical interest of the churchyard monuments, tombs and vaults including the preparation of a churchyard plan.

32. BOUNDARY WALLS, GATES AND RAILINGS

- 32.1 The boundary wall fronting Sunderland Road and Moor Lane merits protection under heritage legislation and is itself grade II listed separately from the church. It consists of coursed rubble with ashlar saddle-back copings. Entrance gates fronting onto Sunderland Road consist of two square ashlar piers with pyramidal caps. Original cast iron lamp with faceted globe remains on the south pier.

- 32.1.1 The condition of the boundary wall is in a slowly deteriorating condition. A number of sections to the boundary wall are leaning due primarily to tree root disturbance and/or impact of retaining earth within the churchyard. Pointing is variable across the boundary wall with evidence of cementitious pointing, open joints and/or sections of loose pointing material.

In June 2018 a 13 linear metre length of the east boundary wall was rebuilt after collapse by Historic Property Restoration Ltd. of North Shields.

M As a regular item of maintenance, it would be prudent for the PCC to notify the local authority over the ongoing condition of the boundary wall.

- 32.1.2 The churchyard entrance to the south off Moor Lane is flanked by two red sandstone piers each with a pyramidal capping and in a badly eroded condition.

At the time of the inspection the capping to the east gate pier had sheared and was lying on the ground within the churchyard. The west capping is sheared but remains atop of the pier.

R1	It is recommended to carry out masonry repairs to the stone entrance piers.
R2	32.1.3 It is recommended that a schedule of work and specification is developed for masonry repair and repointing of the boundary wall.
R3	32.1.4 Carry out masonry repairs to the boundary wall by an experienced stonemason on a phased approach across the quinquennium period.

33. TREES AND SHRUBS

33.1 Several mature and younger trees exist to all sides of the church, none of which are understood to be protected by TPO's. Undoubtedly the trees contribute to the special character of the churchyard and the setting within Harton Village.

R1	It is recommended that enquiries are made with the local authority regarding the last known inspection dates of the trees and ask for copies of any condition reports.
-----------	--

The Local Authority should arrange for periodic inspection by a professional specialist to assess and report on their condition, safety, and impact on buildings, the need for pruning and/or other maintenance.

34. HARDSTANDING

34.1 There is a concreted narrow access road from the east which is used for occasional parking but turning space is limited.

The condition of this area of hardstanding is deteriorating, there is pronounced dips in the ground surface and localised soft landscaping is affected.

R1	It is recommended that repairs are carried out in this area with the introduction of ground reinforcement in the form of hexagonal cells that provide a permeable and trafficable surface.
-----------	--

34.2 There is no other on-site parking but Moor Lane to the south permits on-street parking adjacent to a pedestrian entrance gateway and tarmacadam footpath aligned with the south entrance doors into the church.

Through the graveyard there is a network of linear paths, access is narrow and can be somewhat uneven.

M	It is recommended that regular checks are carried out against pathway health and safety hazards and findings reported to the local authority.
----------	---

R4	34.3 Lighting is generally poor externally and some improvement is desirable.
-----------	---

35. NOTICEBOARD

35.1 Three noticeboards exist, one each to the east and south entrances and a final noticeboard at the junction of Sunderland Road and Moor Lane.

All are in a sound, satisfactory condition.

RECOMMENDATIONS

RO Urgent works requiring immediate attention.

QI Ref.	Recommendations	Budget Cost (£)
4.1.1	<i>Rainwater Goods</i>	
	Remove plant growth from gutters.	00,150.00
6.1.3	<i>Parapets/Upstand Walls</i>	
	Remove plant growth from vestry water tabling (east gable).	Incl. in 4.1.1
20.1.1	<i>Heating Installation</i>	
	It is recommended to install new gas-fired heating system across the church, as Diocesan approved.	35,000.00

R1

Work recommended to be carried out during the next 12 months.

QI Ref.	Recommendation	Budget Cost (£)
3.1.1	<i>Roof Coverings</i>	
	It is recommended that isolated slate repairs are carried out by a competent and experienced roofing contractor.	00,500.00
3.1.2	<i>Roof Coverings – Parish Office</i>	
	It is recommended that affected areas of the mortar verge are repointed up in a lime : sand mortar mix, suggesting use of NHL 5.0.	00,750.00
3.1.3	<i>Roof Coverings – Nave/Chancel Ridge</i>	
	It is recommended that ridge tile repairs/replacement to the nave/chancel is carried out by an experienced roofing contractor.	07,500.00
3.1.4	<i>Roof Coverings – Tower/Chimney Box Gutter</i>	
	It is recommended that both 'hidden' box gutters are inspected by a competent roofing contractor and any defects attended to.	00,500.00
3.1.5	<i>Roof Coverings – Green Room</i>	
	It is recommended to make further investigations to the lead valley and slating in this area and carry out any necessary roofing repairs promptly.	01,500.00
3.1.7	<i>Roof Coverings – Chancel Mortar Fillet</i>	
	It is recommended that the mortar fillet over the chancel against the nave gable end walling is reinstated by an experienced roofing contractor.	03,000.00
4.1.2	<i>Rainwater Goods</i>	
	Restain fascia guttering to north elevation.	01,000.00
7.1.1	<i>Walling</i>	
	It is recommended that investigation is carried out to determine a schedule of work and specification for buff ashlar sandstone repairs.	02,000.00
7.1.3	<i>Walling</i>	
	It is recommended that alongside investigations carried out in item 7.1.1 that a repointing specification is also developed for urgent and ongoing repairs.	Incl. 7.1.1
7.1.5	<i>Walling</i>	
	It is recommended that a steeplejack is commissioned to provide a condition survey of the stonework to the southwest tower (higher level).	01,000.00
7.1.10	<i>Walling</i>	
	Closer examination of the chimney stack would be prudent in conjunction with high level inspection of the tower. Refer to item 7.1.5.	Incl. 7.1.5

QI Ref.	Recommendation	Budget Cost (£)
8.1.2	<i>Doors – South Entrance Door</i>	
	Prepare designs and install glazed lobby at rear of nave.	10,000.00
9.1.3	<i>Windows</i>	
	Replace velux glazing unit in choir vestry.	01,000.00
10.2.2	<i>Tower and Spire – Bell Chamber</i>	
	It is recommended to seek advice from the Diocesan bell Advisor regarding the condition of the timber frame and bells.	n/a
10.3.2	<i>Tower and Spire – Spire</i>	
	It is recommended that a steeplejack is commissioned to provide a condition survey of the stonework to the southwest tower spire.	Incl. 7.1.5
13.1.2	<i>Ground Floor Structure, Coverings – Green Room</i>	
	It is recommended that the carpet covering is professionally cleaned.	01,500.00
16.1.1	<i>Toilets</i>	
	It would be beneficial to relocate a new extract fan to the ceiling of the WC compartment with timer incorporated.	00,750.00
16.2.1	<i>Kitchen</i>	
	It is recommended that refurbishment of the kitchen is carried out.	04,500.00
24.1	<i>Accessible Provision and Access</i>	
	Any access audit reports previously carried out would benefit from revisiting to assess current needs and facilities provided are compatible with current guidance of The Equality Act.	00,900.00
32.1.2	<i>Boundary Walls, Gates and Railings</i>	
	It is recommended to carry out masonry repairs to the stone entrance piers.	01,000.00
33.1	<i>Trees and Shrubs</i>	
	It is recommended that enquiries are made with the local authority regarding the last known inspection dates of the trees and ask for copies of any condition reports.	n/a
34.1	<i>Hardstanding – Chancel East</i>	
	It is recommended that repairs are carried out in this area with the introduction of ground reinforcement in the form of hexagonal cells that provide a permeable and trafficable surface.	05,000.00

R2

Work recommended to be carried out within 18 – 24 months.

QI Ref.	Recommendations	Budget Cost (£)
4.1.3	<i>Rainwater Goods</i>	
	It is recommended that gulley apron protection is provided to assist with maintaining clear unobstructed surface water flow from downpipes to gulleys.	04,000.00
6.1.2	<i>Parapets/Upstand Walls – Nave W Gable</i>	
	It is recommended that repairs to the water table coping stones are carried out including lifting, replacement (as necessary) and rebedding in a soft lime : sand mortar.	06,000.00
7.1.6	<i>Walling - Tower</i>	
	Carry out stonework repairs and repointing of the southwest tower (higher level) informed by steeplejack inspection survey work.	10,000.00
9.1.1	<i>Windows</i>	
	It is recommended to refurbish the existing polycarbonate protection.	04,500.00
9.1.2	<i>Windows – Vestry E Elevation</i>	
	It is recommended to carry out window replacement to these openings.	03,000.00
10.1.2	<i>Tower and Spire – Landing Chamber</i>	
	It is recommended that handrail and guardrails are introduced to improve safe access.	04,000.00
10.1.4	<i>Tower and Spire – Landing Chamber</i>	
	It is recommended that rusting metalwork to the ground floor access ladder is rubbed down then primed and redecorated.	00,250.00
10.2.1	<i>Tower and Spire – Bell Chamber</i>	
	It is advisable to carry out patch repointing of the masonry in a lime mortar.	01,500.00
10.2.3	<i>Tower and Spire – Bell Chamber</i>	
	Carry out refurbishment of the bell frame and bells.	03,500.00
10.3.1	<i>Tower and Spire – Spire</i>	
	It is advisable to carry out patch repointing of the masonry in a lime mortar.	02,500.00
10.3.3	<i>Tower and Spire – Spire</i>	
	Carry out stonework repairs and repointing of the southwest tower spire informed by steeplejack inspection survey work.	Incl. 7.1.6
12.1.2	<i>Ceilings – Green Room</i>	
	It is recommended that redecoration is carried out once external defects are corrected in connection with item 3.1.5.	00,500.00

QI Ref.	Recommendations	Budget Cost (£)
12.1.3	<i>Ceilings – Clergy Vestry</i>	
	It is recommended that ceiling repairs followed by redecoration is carried out.	00,500.00
12.1.4	<i>Ceilings – Kitchen</i>	
	It is recommended that ceiling redecoration is carried out.	00,500.00
12.1.5	<i>Ceilings – Green Room Corridor</i>	
	It is recommended that ceiling repairs followed by redecoration is carried out.	00,500.00
14.1.1	<i>Walling Finishes</i>	
	Patch redecorate affected walling finishes once external issues are corrected.	02,000.00
14.1.3	<i>Walling Finishes – Green Room</i>	
	It is recommended that redecoration is carried out once external defects are corrected in connection with item 3.1.5.	00,500.00
14.1.4	<i>Walling Finishes – Choir Vestry</i>	
	Patch plaster and redecorate affected walling finishes once external issues are corrected.	01,500.00
21.1.2	<i>Electrical Installation</i>	
	It is recommended that a new energy efficient lighting installation is considered across the nave and chancel.	10,000.00
22.1.2	<i>Lightning Conductor</i>	
	It is recommended that qualified and competent engineer enquiries are carried out to determine the requirement for lightning protection under BS 6651 and BS EN 62305.	n/a
32.1.3	<i>Boundary Walls, Gates and Railings</i>	
	It is recommended that a schedule of work and specification is developed for masonry repair and repointing of the boundary wall.	01,000.00

R3

Work recommended to be carried out within 5 years.

QI Ref.	Recommendations	Budget Cost (£)
7.1.2	<i>Walling – Stonework</i>	
	Informed by initial investigation and specification carry out comprehensive conservation repairs to the buff ashlar sandstone.	30,000.00
7.1.4	<i>Walling – Pointing</i>	
	Carry out phased repointing of the church elevations (south, west and tower) across the quinquennium period.	30,000.00
8.1.1	<i>Doors – South Entrance Door</i>	
	It is recommended to refurbish over the course of the quinquennium.	00,500.00
8.2.1	<i>Doors - Parish Office Entrance Door (W Elevation)</i>	
	It is recommended to refurbish over the course of the quinquennium.	00,500.00
8.3.1	<i>Doors – Vestry Door (N Elevation)</i>	
	It is recommended to refurbish over the course of the quinquennium.	00,500.00
12.1.1	<i>Ceilings – South Entrance Porch</i>	
	It is recommended to carry out stonework repairs in conjunction with item 7.1.1 and 7.1.2.	Incl. 7.1.2
18.1	<i>Monuments, Tombs, Plaques – Coward Memorial</i>	
	It is recommended that an accredited conservator is commissioned to carry out a condition report and restoration work to the memorial.	01,500.00
22.1.3	<i>Lightning Conductor</i>	
	It is recommended that installation of a new lightning protection system is carried out as per the recommendations provided.	07,500.00
32.1.4	<i>Boundary Walls, Gates and Railings</i>	
	Carry out masonry repairs to the boundary wall by an experienced stonemason on a phased approach across the quinquennium period.	25,000.00

R4 A desirable improvement with no timescale.

QI Ref.	Recommendations	Budget Cost (£)
9.1.4	<i>Windows</i>	
	Commission a comprehensive stained and plain glass condition survey and report of the church windows by ICON registered stained glass conservator.	02,500.00
14.1.6	<i>Walling Finishes – 'Green Room' N Elevation</i>	
	It is desirable for the stonework to be repointed in a soft lime : sand mortar.	03,000.00
34.3	<i>Hardstanding</i>	
	Lighting is generally poor externally and some improvement is desirable.	06,000.00

This concludes the Quinquennial Inspection Report of St. Peter's Church, Sunderland Road, Harton Village, South Shields, NE34 6AH.

A handwritten signature in black ink that reads "M Atkinson". The signature is written in a cursive, slightly slanted style.

MICHAEL ATKINSON RIBA AABC

Michael Atkinson Architecture + Heritage

Clarewood
144 New Ridley Road
Stocksfield
Northumberland
NE43 7EH