

# Michael Atkinson

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ARCHITECTURE & HERITAGE



## QUINQUENNIAL INSPECTION REPORT

### St. LAURENCE CHURCH

HALLGARTH, HIGH PITTINGTON, Co. DURHAM, DH6 1AB



Diocese of Durham



THE CHURCH  
OF ENGLAND

prepared by

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

## REVISION HISTORY

| ISSUE | DATE       | BY | NOTES  |
|-------|------------|----|--|
| v.1   | 23/10/2018 | MA | DRAFT ISSUE  |
| v.2   | 08/02/2020 | MA | NOTES AMENDED TO 20. ORGAN AND 24. ELECTRICAL INSTALLATION |

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**RECOMMENDATIONS**

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:

|           |   |
|-----------|---|
| <b>R0</b> | Urgent works requiring immediate attention. |
|-----------|---|

|           |   |
|-----------|---|
| <b>R1</b> | Work recommended to be carried out during the next 12 months. |
|-----------|---|

|           |   |
|-----------|---|
| <b>R2</b> | Work recommended to be carried out within 18 – 24 months. |
|-----------|---|

|           |  |
|-----------|--|
| <b>R3</b> | Work recommended to be carried out within 5 years. |
|-----------|--|

|           |  |
|-----------|--|
| <b>R4</b> | A desirable improvement with no timescale. |
|-----------|--|

|          |                               |
|----------|-------------------------------|
| <b>M</b> | Routine items of maintenance. |
|----------|-------------------------------|

**APPENDICES**

- A** Maintenance Plan
- B** Explanatory Notes
- C** Listing Description
- D** History & Description (Sir Nikolaus Pevsner)
- E** History & Description (Mr Peter Clack)

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**B. BACKGROUND AND GENERAL**

- B.1 Church: **St. Laurence Church**

Hallgarth

High Pittington

County Durham

DH6 1AB

Archdeaconry : Durham

Deanery : Durham

Parish : Pittington

- B.2 The Parish Church of St. Laurence is situated 1km south of the 19C village of the same name, in the hamlet of Hallgarth, near the foot of the Magnesium, Limestone escarpment and 5km north-east of the City of Durham. It sits within an extensive churchyard stretching out to the East (Fig. 1).

Sunday worship includes a service of Holy Communion at 9.30am.

The current Priest in Charge is Canon Heather Murray.

- B.3 Ordnance Survey Map reference – NZ 32875 43575.

**GENERAL DESCRIPTION OF THE CHURCH**

- B.4 One of the most interesting and indeed special historic churches existing within the Durham Diocese. This is a most substantial Parish Church consisting of a six-bay aisled Nave, West Tower, South Porch and Chancel flanked by a North Vestry and South Organ Chamber.

Of its most notable features a spectacular 12C North arcade remains in its entirety, important surviving wall paintings within former clerestorey window reveals of similar date above it and a fine medieval bell-frame in the Tower.

Unsurprisingly the Church merits the highest protection under heritage legislation and is Grade I Listed.

NHLE reference number - 1310892 (10<sup>th</sup> May 1967)

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

- B.5 Though Anglo-Norman origins have been suggested, the earliest surviving fabric seems to be the walling of the four western bays of the Nave, probably built around 1100. The four bay North arcade with its unique design of boldly projecting spirals on round columns alternating with square reed shafts is likely to have been inserted around 1180. The early 13C contributed the South arcade and lower part of the Tower, and perhaps a little later in the century extended the arcades eastwards by one bay with a single wide pointed arch to each side - possibly annexing the choir bay of an original three-cell building.

The Chancel was probably re-built at the same time (possibly with a Chantry Chapel to its North), perhaps retaining the original Sanctuary arch at its opening into the extended Nave. The Nave clerestorey may date from the 14C and the Belfry stage of the Tower from the 15C.

The Church in 1846 underwent a complete makeover to designs by Bonomi and Cory of Durham. These alterations included extending the Nave eastwards by another bay (moving the 13C arch from the North side to join its contemporary on the South and adding two bays to the North arcade in copies to its western elements), providing a new Chancel arch and substantially rebuilding the Aisles and Porch.

The Organ Chamber was added, and the Vestry range redeveloped in 1897 to designs by Hicks and Charlewood of Newcastle and Chancel lengthened, increased in height and fitted out in 1905.

A detailed description of the Church, taken from the following sources are included in the appendices of this Quinquennial Inspection Report.

- Official HE Listing Description
- Nikolaus Pevsner's Buildings of England: County Durham.
- Mr Peter Clack's Church Guide.

- B.6 The Church as it now stands consists of Nave flanked by North and South Aisles with six-bay arcades; Chancel flanked by Organ Chamber to its South and Vestry to its North; squat square West Tower and South Porch.

The timber roof structures are generally open to the interior and covered with green Lake District slates apart from the lead-covered flat roof to the Tower. Walls are of local sandstone, mostly unplastered internally except in the Nave and Tower.

- B.7 The Church is not scheduled as an ancient monument however due to its associated history and heritage is deemed of archaeological importance. Any proposed repair, conservation and/or construction work to the existing Church fabric will require careful Archaeological monitoring.

- B.8 The Church forms part of the Pittington Hallgarth Conservation Area adopted by Durham County Council in December 2009.

By existing within a Conservation Area those trees within the churchyard will have Tree Preservation Order's attached to them.

- B.9 There are items existing within the Churchyard that are also protected by heritage legislation.

The gate piers of sandstone ashlar and black wrought iron gates at the West entrance of the churchyard are grade II listed.

A sandstone ashlar tombstone, 18 metres West of the Church in memory of Mr John Fenwick circa 1820 is grade II listed.

A sandstone ashlar tombstone, 22 metres South West of the Church in memory of the Scorer family is grade II listed.

Hallgarth War Memorial, a First World War memorial dating from 1920, with later additions for the Second World War.

A detailed description of these items (taken from the official listing) is included in the appendices of this Quinquennial Inspection Report.

- B.10 Date of Inspection:

The church was visited and inspected on Friday 16<sup>th</sup> March 2018.

Weather:

Dry (following recent rainfall), overcast and cool.

**NOTICE** The reproduction of the Conservation Area map from the definitive version may have resulted in some loss of accuracy to the PDF version. New development could have taken place or field boundaries changed. For these reasons the PDF version should only be used as a guide. Durham County Council cannot accept any responsibility for any loss, damage or inconvenience caused as a result of any inaccuracy or error in the PDF format. If in any doubt please contact the Design and Historic Environment Team Tel 01913834196 Email design.conservation@durham.gov.uk.

**Pittington Hallgarth Conservation Area**

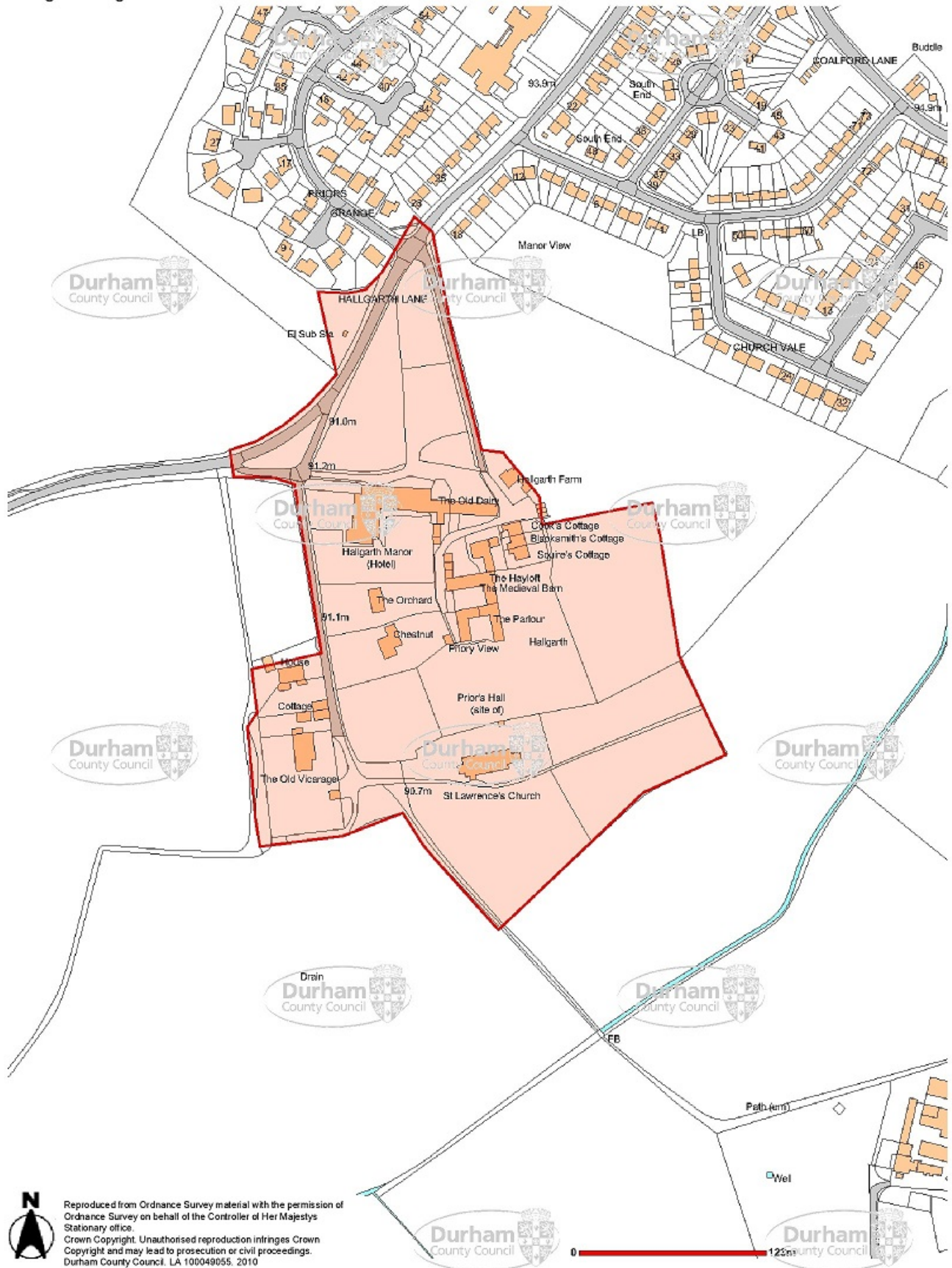
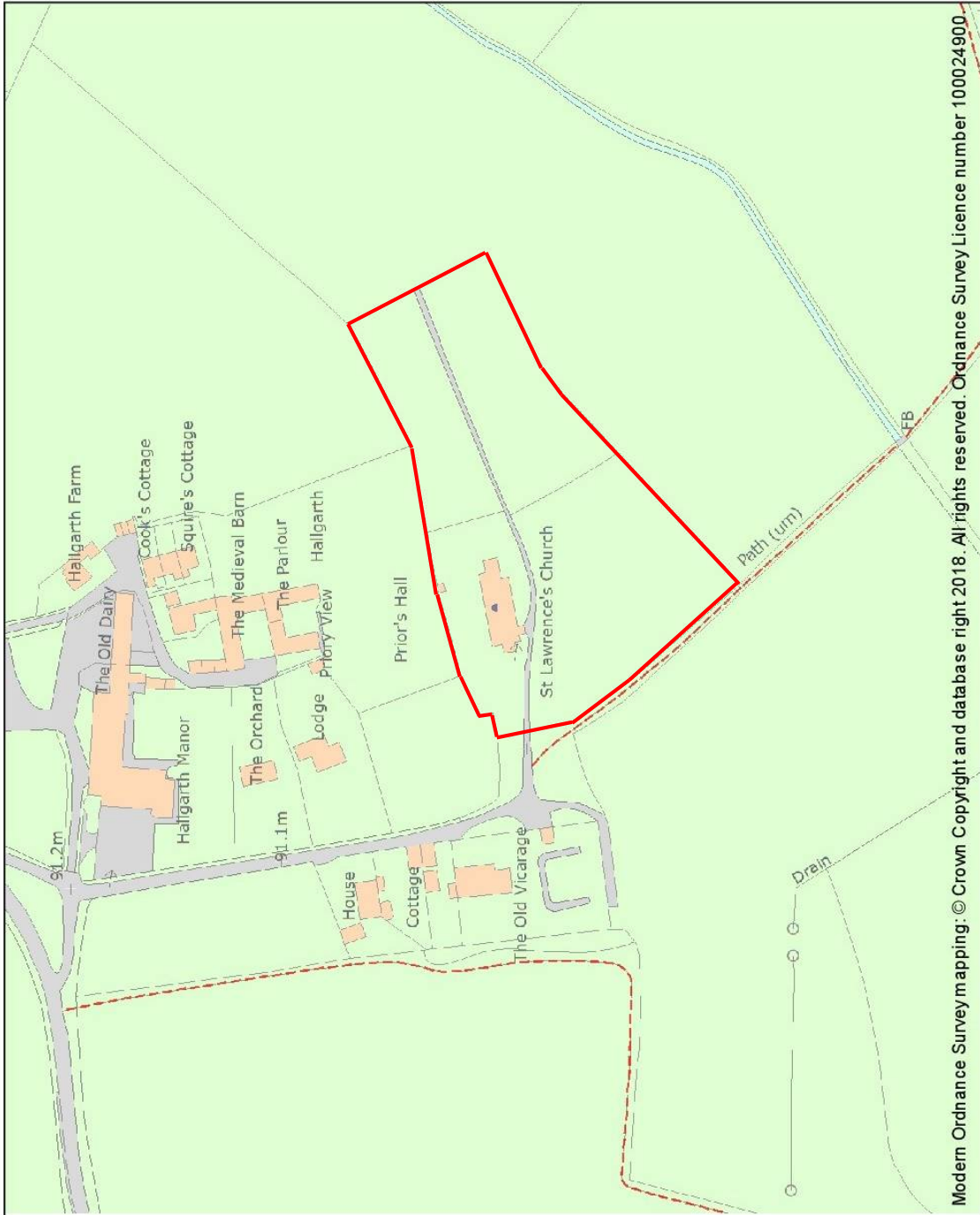
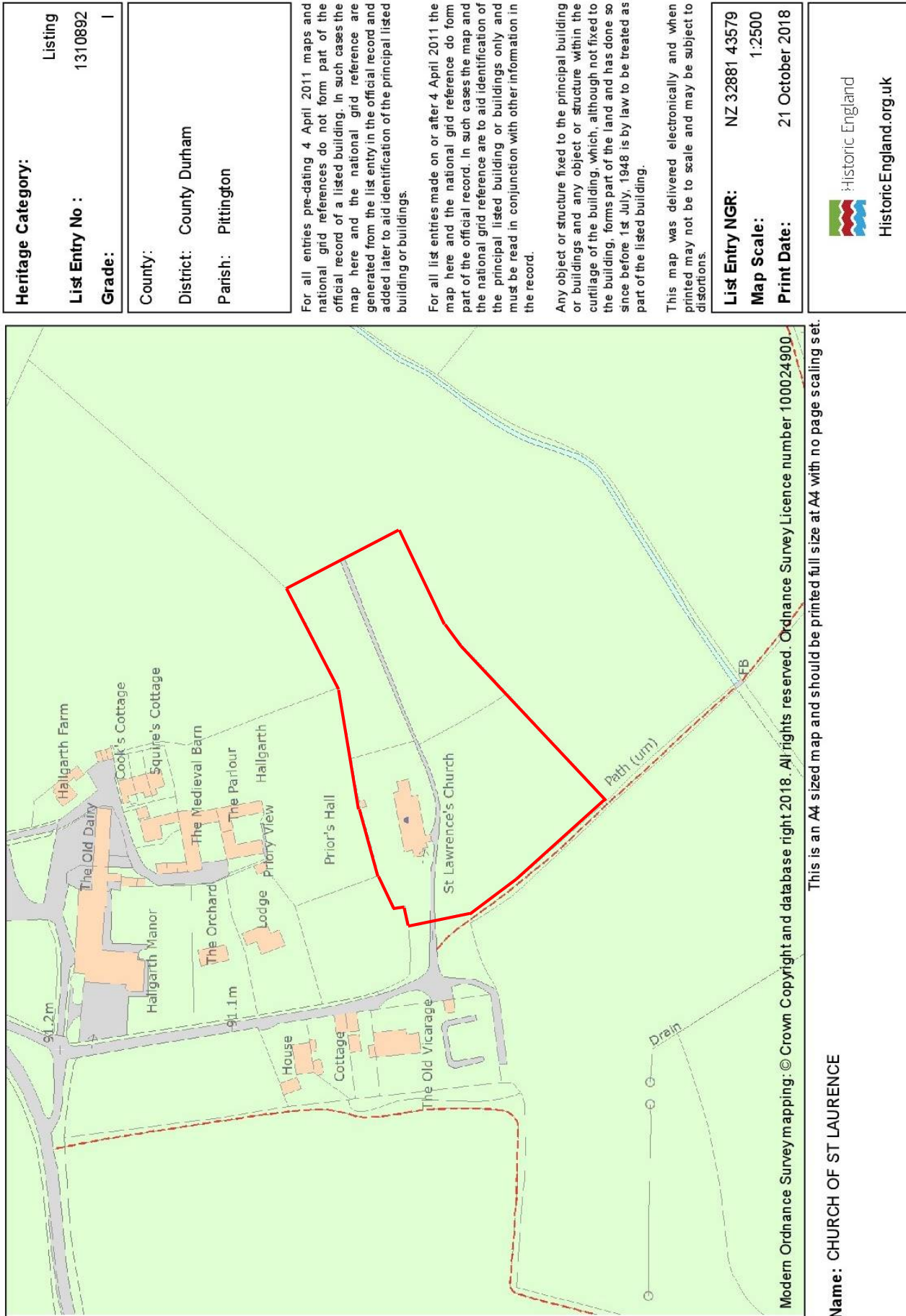


Fig. 1 | Pittington Hallgarth Conservation Area Boundary (not to scale)





Modern Ordnance Survey mapping: © Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100024900.  
 This is an A4 sized map and should be printed full size at A4 with no page scaling set.

**Name:** CHURCH OF ST LAURENCE

**Fig. 2 | Church Location Plan (not to scale)**

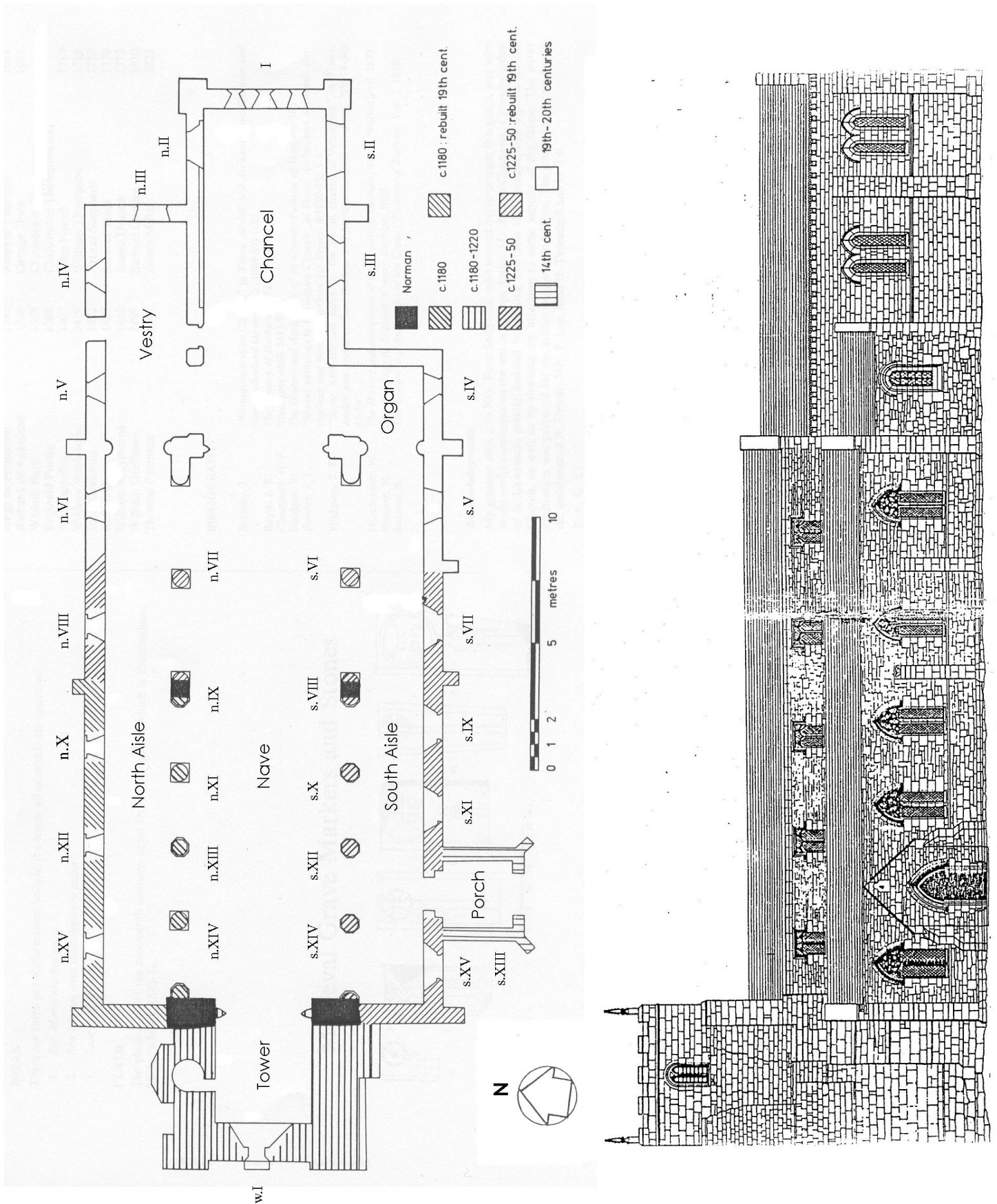


Fig. 3 | Church Floor Plan + South Elevation (not to scale)



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



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

**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 roof 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 or civil engineering advice should be sought; this is recorded in the report.
- C.3 The following inaccessible parts were not included in this inspection:
- a. Any voids below floor.
  - b. Roof void over the Chancel.
  - c. Interior of the Organ and its Chamber.
  - d. Roof covering of the Tower.
  - e. Roofs were examined internally from floor level and externally from ground level.
- C.4 The boundary and extent of the churchyard is shown on the location plan (Fig. 1, p. 9).
- 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 'educated guesses' and should not be relied upon beyond the purpose of indicating the likely spending commitment to maintain the property to a high standard.
- 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 One copy of this Report should be kept with the Church Log Book and Records, for future reference. The Architect will send the requisite number of copies direct to the Diocesan Office.
- C.9 Completion of this Quinquennial Inspection Report has referred to the 2012 Quinquennial Inspection Report completed by the author – Michael Atkinson of MAA+H.

## 1. SCHEDULE OF RECENT REPAIR AND MAINTENANCE WORKS

### 1.1 *Repair and Maintenance Work*

- New gas fired condensing boiler installation – Ideal Evomax 100kw
- Organ tuning and repair
- Electrical Inspection and testing
- Boiler servicing
- Fire extinguisher serviced
- Annual isolated roof slating repairs (following small internal leaks)
- Clearing leaves and debris out of rainwater goods
- Stonework repairs surrounding west nave clerestorey window
- Lightning conductor repairs (following vandalism)
- Roofing repairs (following lead theft over organ chamber)
- Polyurethane oil coating to nave and aisle flooring
- Lightning conductor check

### 1.2 *Terrier and Log Book*

The Terrier and Log Book 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 Log Book is updated and made available for review at every subsequent QI.

## 2. GENERAL CONDITION OF THE CHURCH

This major and important church continues to be maintained in a sound, good condition. The PCC is to be commended on their efforts over the preceding quinquennium period.

Previous incidents and observations of potential subsidence and movement have been observed and noted (most notably in 1954 via a joint survey by the Coal Board and the then church architect). At each quinquennial inspection these cracks are reviewed and no significant increases in width or length have been recorded. The good news is that currently this still appears to be the case.

The disturbance to building fabric indicated at the West end of the Nave and North/South Aisles has been helped by the excellent repair of stonework and glazing surrounding the nave west clerestorey window over the north aisle. It would be well worth considering the repair by filling of the structural cracks internally by tightly packing in a lime-based mortar mix. The structural repairs to the Tower in 1980-81 including the insertion of concrete stitches within the internal fabric of the Tower continue all to be in good order.

The exposed timber roof structure requires periodic checking and monitoring for the potential outbreak of dry rot, previously encountered over the existing Vestry space in 1989. There are several areas along the eaves level to the North Aisle that are exhibiting a whitening of the base of the roofing spars. It is recommended that further examination and investigation is carried out to better understand the appropriate action required to these roofing timbers.

The slate pitched roofs generally remain in a good condition and the PCC are wise to continually allow for the attention and fixing of minor slate repairs as and when are needed. The roof covering over the nave, inferred not to have been overhauled and reslated since 1846 does require a more detailed visual inspection as the scope of any QI is generally restricted from ground floor only. It would be worth considering outline budget costs for the recovering of the Nave roof as previous reports indicate that this is the only roofing slopes not to be recovered in the recent past.

The stonework generally is in a satisfactory condition despite its soft and friable nature when exposed to the full force of the north east climate. Externally however there are several areas where erosion of individual stones is well advanced; at low level surrounding the Chancel, at low level surrounding the Tower and at high level along each Nave clerestorey. Here I'd expect an element of stone indenting and/or replacement will be required to halt rapid deterioration of certain elements of stonework. The PCC should plan to address over the coming quinquennial period.

Internally the stonework to the Organ Chamber continues to be found in a poor deteriorating condition, again due to a combination of factors but primarily the existence of excessive moisture within the walling fabric has resulted in the separation and crumbling of the wall render. This defect has had a negative effect on the performance of the organ. The cramped nature of the Organ Chamber makes any proposed repair strategies difficult to plan. The partial dismantling of this instrument will be necessary.

The PCC actions routine items of maintenance in a prompt and appropriate manner which is commendable. The clearing of gutters and downpipes can seem like a never-ending task but is a necessity to minimise water ingress into the building fabric.

The churchyard generally is in good order and maintained well. The entrance piers have evidence of impact damage and should be repaired and rebedded in a soft lime:sand mortar. Sections of the churchyard walls are deteriorating due to the presence of overgrown neighbouring trees. The condition of these should be monitored for any future collapse and damage. In 2016 the Hallgarth War Memorial located within the church grounds immediately to the south of the church has been recognised by Historic England and is listed at grade II.

Good facilities are provided within the church; a servery at the west end of the North Aisle and an accessible WC adjacent to the Vestry, to the north of the Chancel. Both continue to be in excellent condition and greatly help in the running and use of the church.

Service installations are generally in a satisfactory, sound condition. A new gas-fired condensing boiler has been installed in the boiler house in 2013.

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 TOWER**

*Lead-covered, shallow double-pitch draining to parapet gutters on the North and South sides. The roof level is such that only the upstands of the battlemented parapets show on the East and West sides and only one course beneath this above the parapet gutters on the other two sides.*

- 3.1.1 Previous QI inspections have confirmed that this roof covering appears to be in a satisfactory condition. Access on this occasion however has yet to be carried out.

**RO**

It is recommended that a visual inspection of the tower leadwork and flashings is completed.

**3.2 NAVE**

*Duo-pitch green Lake District slating to diminishing courses, showing quite a variation in colour. Half round clay ridge tiles. It is inferred that slating of this roof could date from the Church restoration and extension of 1846. There are lead flashing abutments to the Tower and East gable upstand.*

- 3.2.1 Due to the height and pitch of the roof covering it is problematical to obtain a clear view of the condition of the slating and flashings. The PCC are proactive in addressing any known incidents of water ingress and make use of a local roofing contractor who has for some time carried out minor repairs to the roof covering.

**RO**

It is recommended that a visual inspection of the nave slating and flashings is completed.

- 3.2.2 It is again noted that there is a lack of flashings at the termination between Tower and Nave at both north and south edges. At these areas the stonework is prone to be saturated after rainfall and as such could benefit from some remedial work.

This could be in the form of additional flashing or a new hopper head and extra guttering to facilitate removal of rainwater away from the building fabric as opposed to soaking back into the stonework.

**R1**

Carry out roofing repairs to the edge junctions between Tower and Nave.

**3.3 NORTH + SOUTH AISLE**

*Mono-pitch green Lake District slating to diminishing courses, north aisle re-slating in 1976-1977 and the south aisle re-slating in 1985. Lead flashing abutments to Nave wall and East/West gable upstands.*

- 3.3.1 Slating all appears to be in good condition. Minor recent defects have been attended to.



Existing lead flashings all appear to be in good order. The leadwork flashings to the south aisle were removed because of lead theft. They have since been replaced with a lead alternative, 'Ubiflex'. All of which appears to be in good order.

There is an excessive amount of moss and algae build up to the north aisle.

**M** It is recommended that the moss is carefully removed from the slate surface at least twice a year.

### 3.4 ENTRANCE PORCH

*Duo-pitch green Lake District slating to diminishing courses, re-slated in 1985.*

#### 3.4.1 Slating all appears to be in good order.

The leadwork flashings to this roof were removed because of recent lead theft. They have since been replaced with a lead alternative, 'Ubiflex'.

All appears to be in good order.

### 3.5 ORGAN CHAMBER

*Mono-pitch green Lake District slating to diminishing courses, re-slated in 1975. Lead flashing abutments to Chancel South wall and East/West gable upstands.*

#### 3.5.1 Slating all appears to be in good order.

The leadwork flashings to the South slope of this roof were removed because of lead theft. They have since been replaced with a lead alternative, 'Ubiflex'. Sadly, due to its somewhat 'hidden' location and height it is vulnerable to vandalism and has suffered further attempted theft during the previous quinquennial period.

Despite this all does appear to be in good order.

### 3.6 CHANCEL + VESTRY

*Duo-pitch green Lake District slating to diminishing courses over chancel, re-slated in 1999-2000. Lead flashing abutments to Nave and East gable upstand.*

*Mono-pitch green Lake District slating to diminishing courses over vestry, re-slated in 1989. Lead flashing abutments to Chancel North wall and East/West gable upstands.*

#### 3.6.1 Slating all appears to be in good order.

The leadwork flashings to the South slope of the chancel were removed because of lead theft. They have since been replaced with a lead alternative, 'Ubiflex'. The lead parapet gutter remains insitu.

All appears to be in good order.

There is an excessive amount of moss and algae build up to the vestry.

|          |  |
|----------|--|
| <b>M</b> | It is recommended that the moss is carefully removed from the slate surface at least twice a year. |
|----------|--|

|          |  |
|----------|--|
| <b>M</b> | 3.5 It is recommended that as a routine item of maintenance the roof coverings should be examined, and repairs undertaken on a twice-yearly basis. |
|----------|--|

#### **4. RAINWATER GOODS AND DISPOSAL SYSTEMS**

##### 4.1 TOWER

*Single elongated downpipe arrangement from the North East outlet from the Tower roof descends the whole of the North face. Interrupted at Nave eaves level where a hopper head is introduced to take rainwater run-off from the North West roofing face of the Nave.*

*Single downpipe arrangement from the South East outlet from the Tower roof descends the whole of the East face and sheds water directly onto the Nave roof below.*

- 4.1.1 A longstanding blockage/misalignment of the downpipes at Nave eaves level to the north has been rectified. This defect had been causing saturation of the walling that bled into the internal plaster finish at the West end of the Nave.

The outside face of the south downpipe is rusting.

|           |  |
|-----------|--|
| <b>R3</b> | It is recommended that the rainwater goods are cleaned down, re-painting and joints re-sealed. Colour in a buff stone to match existing. |
|-----------|--|

##### 4.2 NAVE

*Buff stone coloured cast iron guttering of deep half round profile with circular cast iron downpipes at East and West ends.*

- 4.2.1 Generally found to be in satisfactory condition although the surface finish is greatly blackened in places.

|           |  |
|-----------|--|
| <b>R3</b> | It is recommended that the rainwater goods are cleaned down, re-painting and joints re-sealed. Colour in a buff stone to match existing. |
|-----------|--|

##### 4.3 NORTH + SOUTH AISLE

*Buff stone coloured cast iron guttering of deep half round profile with circular cast iron downpipes at East and West ends.*

- 4.3.1 Generally found to be in satisfactory condition although the surface finish is greatly blackened in places.

|           |  |
|-----------|--|
| <b>R3</b> | It is recommended that the rainwater goods are cleaned down, re-painting and joints re-sealed. Colour in a buff stone to match existing. |
|-----------|--|

4.4 ENTRANCE PORCH

*Buff stone coloured cast iron guttering of deep half round profile to both East and West elevations. Two circular cast iron downpipes at rear of Porch with hopper head all buff stone in colour.*

4.4.1 Generally found to be in a satisfactory condition.

**R3**

It is recommended that the rainwater goods are cleaned down, re-painting and joints re-sealed. Colour in a buff stone to match existing.

4.5 ORGAN CHAMBER

*Buff stone coloured cast iron guttering of deep half round profile to elevation. Single circular cast iron downpipe with small rectangular hopper head all buff stone in colour.*

*Contorted arrangement of plastic pipe and guttering taking rainwater from South East section of Nave roof across West end of Organ Chamber roof into South Aisle guttering.*

4.5.1 Generally found to be in a satisfactory condition, although vulnerable to vandalism over the preceding quinquennium period.

**M**

It is recommended to make a check to ensure the rainwater goods arrangement above the organ chamber roof covering continues to work effectively and is not dispersing water directly onto the slate roof.

**R3**

4.5.2 It is recommended that the rainwater goods are cleaned down, re-painting and joints re-sealed. Colour in a buff stone to match existing.

4.6 CHANCEL + VESTRY

*To the Chancel there exists lead-lined cornice gutter to North and South elevations, relined in 1999-2000. Four buff stone coloured rectangular section cast iron downpipes to both North and South Elevations.*

*On the North elevation the two westernmost downpipes discharge directly onto the Vestry roof; the easternmost descend to ground. On South elevation the westernmost downpipe discharges directly onto the Organ Chamber roof; the remainder descend to ground.*

*To the Vestry there exists buff stone coloured cast iron guttering of deep half round profile to elevation. Single buff stone coloured rectangular section cast iron downpipe with decorative hopper head in similar colour.*

*Contorted arrangement of plastic pipe and guttering taking rainwater from North East section of Nave roof across West end of Vestry roof into North Aisle guttering.*

4.5.1 Generally found to be in a satisfactory condition.

**M**

It is recommended to make a check to ensure the rainwater goods arrangement above the organ chamber roof covering continues to work effectively and is not dispersing water directly onto the slate roof.

**R3** 4.6.2 It is recommended that the rainwater goods are cleaned down, re-painting and joints re-sealed. Colour in a buff stone to match existing.

4.7 MAINTENANCE

Keeping on top of the operation of the rainwater goods is an important task. Without ensuring their continual free flowing and dispersal of water defects to the building fabric can inevitably occur.

**M** It is recommended that as a routine item of maintenance the rainwater goods (gutters, downpipes and gullies) should be checked and cleared on a twice-yearly basis.

The Church presently appoints an experienced roofing contractor to carry out this task alongside minor roofing repairs. This action is a positive way forward in addressing the need and attention required regarding church maintenance.

**5. BELOW GROUND DRAINAGE**

5.1 *It is assumed that surface water discharges into the ground via soakaways located within the church grounds.*

*Foul water from the accessible WC installed within the west end of the Vestry discharges into a 'trench arch' drainage system located within the ground to the north of the church.*

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

**6. PARAPETS/UPSTAND WALLS, FINIALS, CROSSES**

6.1 TOWER

*Shallow stonework battlements made of local County Durham yellow-buff sandstone. Parapets in castellated form with four pinnacles located in North East, North West, South, West and South East corners of the Tower.*

6.1.1 The stonework parapets and pinnacles appear in a satisfactory condition, albeit examined from ground level.

**R1** It is recommended that a steeplejack be employed to carry out testing of the pinnacles to assess their structural integrity.

6.2 NAVE

*Pitched flat water table coping stones exist to the east gable with apex cross.*

6.2.1 Some slight weathering to the apex cross otherwise all appears in a good condition.

6.3 NORTH + SOUTH AISLE

*Pitched flat water table coping stones exist to the east and west gables.*

6.3.1 All appears in a good condition.

6.4 ENTRANCE PORCH

*Pitched flat water table coping stones exist to the south gable.*

- 6.2.1 Some slight distortion to the coping line, signs of cracked copings and moss cover. Generally, in a satisfactory condition.

6.5 ORGAN CHAMBER

*Pitched flat water table coping stones exist to the east gable.*

- 6.5.1 All appears in a good condition.

6.6 CHANCEL + VESTRY

*Pitched flat water table coping stones exist to the east gables, interlocking and apex cross over the chancel.*

- 6.6.1 All appears in a good condition.

**7. WALLING**7.1 TOWER

*Stonework walling of local County Durham yellow-buff sandstone.*

**North Elevation**

*Elevation rises in two stages with a string course between which continues round the projecting semi-octagonal stair enclosure that rises to about two thirds of the height. There is a corner clasp buttress rising most of the height of the West corner and the remains of a projecting buttress rising to not quite the same height at the East end of this elevation. There is an offset in the wall of the upper level of the North West corner buttress. There are three slit windows in the stair turret.*

- 7.1.1 The stonework and pointing to this elevation is in a sound condition.

There are areas of eroded stonework, most notably at low level and at high level to the parapet stage.

**R3**

It is recommended that these are indented and/or replaced in matching buff sandstone to halt any deterioration further.

**West Elevation**

*Elevation rises in two main stages with a string course between although at a higher level than the North elevation. The lower level has a single lancet window. The upper stage has a round-headed smaller lancet window at Clock Chamber level then above a two-light Belfry opening with lancet heads set within an overall semi-circular surround.*

- 7.1.2 The stonework and pointing to this elevation is generally in a sound condition.

There are several more areas of eroded stonework (compared to that of the North elevation), most notably within the upper stage, in the South West/North West buttresses and at low level across the elevation.

|           |   |
|-----------|---|
| <b>R3</b> | It is recommended that these are indented and/or replaced in matching buff sandstone to halt any deterioration further. |
|-----------|---|

|           |   |
|-----------|---|
| <b>R2</b> | It is recommended that the timber louvres of the belfry are treated with a microporous timber preservative. |
|-----------|---|

**South Elevation**

*An interesting elevation of various stages of phasing work possibly due to strengthening works required considering structural defects. There is a projecting buttress at the upper part of the East corner, mirroring that on the North side. The clasp buttress evident on the North side however is not evident here, superseded by a much broader band of masonry and the lower stage has been built out at some time in the past. There is also a broad stepped buttress rising alongside the South West corner.*

7.1.3 The stonework and pointing to this elevation is generally in a sound condition.

There are several more areas of eroded stonework (compared to that of the North elevation), most notably within the upper stage and in the South West/South East buttresses.

|           |   |
|-----------|---|
| <b>R3</b> | It is desirable that these are indented and/or replaced in matching buff sandstone to halt any deterioration further. |
|-----------|---|

|           |   |
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| <b>R2</b> | It is recommended that the timber louvres of the belfry are treated with a microporous timber preservative. |
|-----------|---|

**East Elevation**

*Elevation rises in a single stage from Nave roof level upwards including those projecting buttresses projecting on both North and South sides.*

7.1.4 The stonework and pointing to this elevation is generally in a sound condition.

|           |   |
|-----------|---|
| <b>R2</b> | It is recommended that the timber louvres of the belfry are treated with a microporous timber preservative. |
|-----------|---|

7.2 NAVE

*Stonework walling of local County Durham yellow-buff sandstone.*

**North Elevation**

*Walling at high level above North Aisle consists of five clerestory windows of two-light ogee heads under rectangular lintels with hoodmoulds.*

7.2.1 Excellent work has been carried out over the preceding quinquennium to arrest considerable erosion surrounding the west clerestory window where replacement stonework is now evident.

Elsewhere there remains eroded stonework to the walling east of the east clerestory window. All window heads also have pronounced erosion. There is evidence also of small areas of open joints to the stonework.

**R1** The degree of erosion remaining is such that it is recommended to indent or replace selected stones in matching sandstone to halt deterioration further. This is to include re-pointing of open joints in a soft lime:sand mortar.

**South Elevation**

*Walling at high level above South Aisle is of small-scale rubble stonework to its West and better larger rubble walling to the two most Eastern bays. Five clerestorey windows exist of two-light ogee heads under rectangular lintels with hoodmoulds.*

- 7.2.2 There is erosion of the stonework across this elevation, particularly surrounding the opening lights to the West. There is evidence also of small areas of open joints to the stonework.

**R1** The degree of erosion is such that it is recommended to indent or replace selected stones in matching sandstone to halt any deterioration further. This is to include re-pointing of open joints in a soft lime:sand mortar.

- 7.3 NORTH + SOUTH AISLE  
*Stonework walling of local County Durham yellow-buff sandstone.*

**North Elevation**

*Walling is in five bays, with round-headed windows to each of the westernmost bays and a Victorian Gothic window in the easternmost bay. The masonry surrounds of the windows all appear to be of 19C date. The walling is of roughly coursed sandstone with a common moulded string course at sill level across the first and second bays, a common moulded string course exists at window head level across the third, fourth and fifth bays. Projecting buttresses are evident between the second and third bays and a much larger projecting buttress at the East and West ends of this elevation.*

- 7.3.1 The stonework and pointing to this elevation is generally in a satisfactory condition. There are small areas of eroded stonework noted.

**R3** It is recommended that these are indented and/or replaced in matching buff sandstone to halt any deterioration further.

**West Elevation (North Aisle)**

*Windowless walling rising to a lean-to gable in roughly coursed sandstone.*

- 7.3.2 The stonework and pointing to this elevation is generally in a satisfactory condition. There are small areas of eroded stonework noted.

**R3** It is recommended that these are indented and/or replaced in matching buff sandstone to halt any deterioration further.

**South Elevation**

*Walling is in six bays, the second from the West having the projecting Entrance Porch obscuring it. The remainder have two-light windows with reticulated tracery in their heads, mostly 19C masonry although evidence of medieval precedents.*

*The mullions of the four westernmost windows have been renewed in 2002.*

*Generally walling is of small-scale rubblework with a band of larger blocks at high level indicating a possible raising of the wall head at some time in the past. A plinth course at the elevations base and moulded string course at window sill level exist. Projecting buttresses are evident between the fourth and fifth bays and a much larger projecting buttress at the far East and West ends of this elevation.*

*Above the projecting buttress between the fourth and fifth bays is an ancient mass dial with a socket for the gnomon and the hours scratched in.*

- 7.3.3 The stonework and pointing to this elevation is generally in a satisfactory condition. The exception lies within the most westernmost window where the reticulated tracery and jambs are badly eroded. It appears that the open joint between glazing and stonework, previously noted under the last QIR has been infilled with what appears to be mortar cementitious in nature. This for the time being is maintaining a weatherproof junction, albeit of inappropriate material. The upper section of stonework remains fragile. There is also pronounced erosion of the stonework in the fourth bay, above the window head.

|           |  |
|-----------|--|
| <b>R1</b> | The degree of erosion is such that it is recommended to indent or replace selected stones in matching sandstone to halt any deterioration further. This is to include re-pointing of open joints in a soft lime:sand mortar. |
|-----------|--|

**West Elevation**

*Windowless walling rising to a lean-to gable in rubble sandstone generally brought to courses.*

- 7.3.4 The stonework and pointing to this elevation is generally in a satisfactory condition. There are small areas of eroded stonework noted.

|           |   |
|-----------|---|
| <b>R3</b> | It is recommended that these are indented and/or replaced in matching buff sandstone to halt any deterioration further. |
|-----------|---|

- 7.4 ENTRANCE PORCH  
*Stonework walling of local County Durham yellow-buff sandstone.*

**East Elevation**

*Windowless walling made up of roughly coursed sandstone.*

- 7.4.1 The stonework and pointing (albeit buttered) to this elevation is generally in a satisfactory condition.

**South Elevation**

*Walling made up of roughly coursed sandstone with matching angle buttresses at its South East and South West corners. Single stone sundial with copper gnomon positioned centrally above door opening, much eroded. Hood mould and surrounds to entrance door in 19C or 20C masonry.*



- 7.4.2 The stonework and pointing to this elevation is generally in a satisfactory condition.

The stone sundial is in a particularly deteriorating condition. From a conservation point of view the stone face is so far eroded that acceptance of its current condition and 'do nothing' is the most sensible way forward.

**M** Currently it is recommended to check periodically to ensure no water is penetrating through this stone into the Entrance Porch.

- 7.4.3 There is erosion of the stonework door jambs at low level.

**R3** It is recommended that these are indented and/or replaced in matching buff sandstone to halt any deterioration further.

**West Elevation**

*Walling made up of roughly coursed sandstone with a single small quatrefoil window opening.*

- 7.4.4 The stonework and pointing to this elevation is generally in a satisfactory condition. The stonework surrounding the quatrefoil opening is in a particularly deteriorating condition but not yet to a considerable degree that warrants replacement.

- 7.5 ORGAN CHAMBER  
*Stonework walling of local County Durham yellow-buff sandstone.*

**East Elevation**

*Windowless walling rising to a lean-to gable in sandstone masonry, almost ashlar in appearance in regular coursing.*

- 7.5.1 The stonework and pointing to this elevation is generally in a satisfactory condition.

**South Elevation**

*Single bay elevation with a round-headed window positioned centrally with individual hoodmould. Generally walling is of small-scale rubblework with larger quoin stones at South East corner.*

- 7.5.2 The stonework to this elevation is generally in a satisfactory condition.

There is erosion of the stonework at low level across the elevation. Also noted are sections of stonework that require re-pointing particularly to the East edge adjacent to the quoins and a structural crack through the window stone cill. These open joints may well be contributory factors to the issues experienced internally within the Organ Chamber.

**R1** The degree of erosion remaining is such that it is recommended to indent or replace selected stones in matching sandstone to halt deterioration further. This is to include re-pointing of open joints in a soft lime:sand mortar.

7.6 CHANCEL + VESTRY

*Stonework walling of local County Durham yellow-buff sandstone.*

**East Elevation**

*Ashlar masonry with interlocking watertabling stones, triple lancet East window arrangement with individual hoodmoulds and a common sill string course. Corner clasp buttresses dying out just below window springing level.*

- 7.6.1 The stonework and pointing to this elevation is generally in a satisfactory condition. The exception lies at low level where there is significant erosion of individual stonework blocks. Elsewhere there is evidence of open joints to the ashlar stonework at high level and to each corner clasp buttresses.

**R1**

The degree of erosion remaining is such that it is recommended to indent or replace selected stones in matching sandstone to halt deterioration further. This is to include re-pointing of open joints in a soft lime:sand mortar.

**South Elevation**

*Walling is in three bays, the westernmost obscured by the Organ Chamber. The two eastern bays each have two lancet windows with individual hoodmoulds and a common sill string course. A projecting buttress is evident between the second and third bays together with a corner clasp buttress at the South East corner. A dog-tooth stone eaves cornice runs the whole length of this elevation. Masonry of ashlar sandstone blocks finely jointed, dating from the 19C.*

- 7.6.2 The stonework and pointing to this elevation is generally in a satisfactory condition. The exception lies at low level across the central bay where there is significant erosion of individual stonework blocks. Elsewhere there is evidence of open joints to the ashlar stonework.

**R1**

The degree of erosion remaining is such that it is recommended to indent or replace selected stones in matching sandstone to halt deterioration further. This is to include re-pointing of open joints in a soft lime:sand mortar.

**North Elevation**

*Walling is in three bays, the two westernmost obscured by the Vestry. The single eastern bay each has a single pair of lancet windows with individual hoodmoulds and a common sill string course. A corner clasp buttress is evident at the North East corner. A dog-tooth stone eaves cornice runs the whole length of this elevation. Masonry of roughly coursed sandstone of later medieval date although most probably re-used in the 19C.*

- 7.6.3 The stonework and pointing to this elevation is generally in a satisfactory condition. There is evidence of open joints to the stonework across this elevation particularly to the corner clasp buttress.

**R1**

It is recommended that all open joints to this elevation are re-pointed in a soft lime:sand mortar.

**East Elevation (Vestry)**

*Lean-to gable made up of squared rubble sandstone in snecked coursing to the general walling of the Chancel, quoin stones to North East corner. Single two-light tall window with triple cusped heads positioned centrally within elevation.*

- 7.6.4 The stonework and pointing to this elevation is generally in a satisfactory condition.

There is erosion of the stonework at low level across the elevation. Noted also are areas of open joints to the stonework, particularly to the north side of the window opening at low and high level.

**R1**

The degree of erosion remaining is such that it is recommended to indent or replace selected stones in matching sandstone to halt deterioration further. This is to include re-pointing of open joints in a soft lime:sand mortar.

**North Elevation (Vestry)**

*Walling made up of squared rubble sandstone, quoin stones to North East corner. Elevation incorporates two small medieval windows with ogee heads cut out of a single piece of stone over both lights. Vestry door opening positioned centrally with ashlar masonry to jamb and head junctions.*

- 7.6.5 The stonework and pointing to this elevation is generally in a satisfactory condition.

There is erosion of the stonework at low level and at eaves level across this elevation. The west pair of medieval windows are also considerably eroded.

**R1**

The degree of erosion remaining is such that it is recommended to indent or replace selected stones in matching sandstone to halt deterioration further. This is to include re-pointing of open joints in a soft lime:sand mortar.

**8. TIMBER PORCHES, DOORS AND CANOPIES****8.1 SOUTH ENTRANCE DOOR**

*Single double oak doors with pointed arched head stained to a dark colour but now naturally weathering. Ironwork hinges, straps and latch plate. Secondary latch arrangement allows additional locking via a rotating horizontal bar internally.*

- 8.1.1 Door is in a satisfactory condition, algae growth and decay to the bottom section noted.

**R2**

It is recommended that the timber entrance door is treated with a microporous timber preservative and that the ironwork is carefully prepared and repainted using black hammerite.

**8.2 NORTH VESTRY DOOR**

*Single oak door stained to a very dark colour with ironwork hinges, straps and handles, opening inwards.*

- 8.2.1 Door is in a satisfactory condition, some algae growth and minor decay to bottom section.

**R2**

It is recommended that the ironwork is carefully prepared and repainted using black hammerite (or similar equally approved).

- 8.3 NORTH BOILER HOUSE DOOR  
*Single oak door stained to a very dark colour with ironwork hinges, straps and handles, opening inwards.*

- 8.3.1 Door in good condition.

**R2**

It is recommended that the ironwork is carefully prepared and repainted using black hammerite (or similar equally approved).

## 9. WINDOWS

### 9.1 TOWER

- *Stained glass in lead came panels to lancet window in West elevation, provenance unknown (c. late 19C – early 20C).*

- 9.1.1 Stained glass window appears to be in good condition.

### 9.2 NAVE

*North elevation consists of five number clerestorey two-light windows with ogee heads.*

- *Plain glass in zinc diamond lattice pattern, provenance unknown.*

- 9.2.1 Some buckling is evident of the clerestorey windows. The far west clerestorey has been remade as part of the stonework repairs actioned to the window reveals and adjacent walling.

*South elevation consists of five number clerestorey two-light windows with ogee heads.*

- *Plain glass in zinc diamond lattice pattern, provenance unknown.*

- 9.2.2 There is more pronounced buckling to these set of windows, most particularly to the far East where the glass and metalwork is separating.

**R2**

It is recommended that these windows are carefully examined, and repairs carried out by a specialist in ecclesiastical glass.

### 9.3 NORTH + SOUTH AISLE

*North aisle consisting of four number single round-headed windows and a fifth far easternmost window in a late gothic design.*

- *Stained glass in lead came panels to fifth window from the West, provenance unknown (c.1890).*

- *Stained glass in lead came panels to first, second, third & fourth windows from the West, signed E N Reed, Newcastle (c. late 19C – early 20C).*

9.3.1 All stained glass windows appear to be in good condition.

*South aisle consisting of five number two-light windows with reticulated tracery in heads.*

- *Stained glass in lead came panels to fourth window from the West, provenance unknown.*
- *Plain glass in zinc latticing panels to first, second, third & fifth window from the West, provenance unknown (c. late 19C).*

9.3.2 There is buckling evident to the fourth window from the West, all other windows are in good condition.

#### 9.4 ENTRANCE PORCH

*West elevation consisting of single small window.*

- *Plain glass in lead frame panel to single quatrefoil window.*

9.4.1 Plain glass in good condition.

#### 9.5 ORGAN CHAMBER

*South elevation consisting of single round-headed window.*

- *Plain glass in diamond lead came panels, red and green coloured glass border, provenance unknown.*

9.5.1 Access difficult to assess condition clearly but mindful of the effect dampness within the Organ Chamber will have on the glazing.

**R1**

It is recommended that these windows are carefully examined, and repairs carried out by a specialist in ecclesiastical glass (when repairs are assessed to the walling fabric of the Organ Chamber).

#### 9.6 CHANCEL + VESTRY

*North elevation consisting of single pair of lancet windows.*

- *Plain glass in diamond lead came panels, yellow coloured glass border, provenance unknown.*

9.6.1 Plain glass in good condition.

*East elevation consisting of single triptych lancet windows.*

- *Stained glass in lead came panels to lancet windows, provenance unknown (c. 1864).*

9.6.2 Buckling evident in the head of the centre light, otherwise in good condition.

*South elevation consisting of two number pair of lancet windows.*

- *Plain glass in diamond lead came panels, yellow coloured glass border, provenance unknown.*

9.6.3 Plain glass in good condition.

*North elevation (Vestry) consisting of two number windows.*

- *Two number two-light small windows with ogee heads, laminated glass and leading adhered on the glass surface.*

9.6.4 Plain glass in good condition.

*East elevation (Vestry) consisting of single window.*

- *Single two-light tall window with triple cusped heads, plain glass in rectangular leading, provenance unknown.*

9.6.5 Plain glass in sound condition.

9.7 MAINTENANCE

|  |
|--|
| <b>R4</b> 9.7.1 It is worth considering commissioning a stained glass condition survey and report of all the plain and stained glass existing within the church. |
|--|

**INTERNAL****10. TOWER AND SPIRE**

10.1 *Refer to Quinquennial Inspection Report items: 13.1, 16.1 & 17.1.*

*The Belfry contains a fine medieval timber bell-frame. There are three parallel pits and four trusses are of short headed type with sills, king post, short head and raking struts from braces to head. The three bells are now hung from a recent beam carried on the heads of the old trusses, hung dead and chimed by hammers.*

*The bell frame was strengthened as part of grant funded repair work awarded from Historic England (then English Heritage). This work is noted in the form of a steel beam framework which sits directly beneath the bell frame. Timber packers form the junction between the two.*

*All three bells at one time were ancient, their inscriptions as follows:*

*+ Sca aria ora pro nobis*

*+ Sca trinitas vnvs devs miserere nobis*

*+ Sancta marineta*

*Only two of these ancient bells now remain. The westernmost bell is by Charles Garr, Smethwick and is dated 1897.*

10.1.1 The medieval timber frame has been protected in the past against woodworm/beetle attack. Naturally there is widespread evidence of this past activity, deterioration to several of the structural beams are noted.

It can be difficult to assess previously affected timbers whether there is ongoing attack from beetle infestation, periodic checks are recommended to ensure that the decay is not live. Initial informal advice from a specialist in timber decay and assessment may be helpful, if only to determine an appropriate cycle of checks that would be worthwhile.

**R1**

Obtain initial advice and initiate regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.

10.1.2 Previous QIR's have noted the build-up of rust on the straps holding the bells and hammers indicating a degree of deterioration. Again, it may be prudent to obtain initial advice from the DAC's bell advisor with regards a way forward for ongoing maintenance.

**R1**

Obtain advice and carry out any necessary treatment repairs to the bell frame metalwork.

## 11. CLOCKS AND THEIR ENCLOSURES

- 11.1 The clock is located within its own Chamber, an intermediate stage of the Tower. It dates c.1896 and is by Potts and Sons of Leeds. The clock weights rise and fall within the South West corner of the Tower.

The clock is currently not in working condition and previous inspection reports have commented on the lack of protection to the building fabric or individuals at the ground floor stage of the Tower due to the exposed nature of the clock weights and cabling. There is a risk therefore of uncontrolled collapse should the cabling break.

**R2**

It is recommended that advice is obtained from a horologist and repairs implemented based on any condition report.

Investigation regarding the automation of the clock by electronic means is a feasible way forward which would disable the movement of the clock weights therefore render them safe.

## 12. ROOF AND CEILING VOIDS

- 12.1 See note made within Limitations of the Inspection.

## 13. ROOF STRUCTURE

### 13.1 TOWER

#### 13.1.1 **Belfry**

*Underside of the Tower roof shows evidence of substantial timber joists and boarding of recent date.*

Inspection of the underside of the belfry roof was not yet deemed possible.

**RO**

It is recommended that an inspection of the belfry roof structure is completed.

#### 13.1.2 **Clock Chamber**

*Galvanised steel beams supporting Belfry framework above.*

All steelwork is generally in a sound condition. Refer to item 10. Regarding the church bells and bell frame.

#### 13.1.3 **Ground Floor Stage**

*Underside of the clock chamber floor exhibits heavily worm-eaten ancient medieval beams supported on newer wall plates and supplemented by newer joists above them supporting boarding of similar age.*

It can be difficult to assess previously affected timbers whether there is ongoing attack from beetle infestation, periodic checks are recommended to ensure that the decay is not live. Initial informal advice from a specialist in timber decay and assessment may be helpful, if only to determine an appropriate cycle of checks that would be worthwhile.



**R1** Obtain initial advice and initiate regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.

13.2 NAVE

*Open timber roof structure, probably of 19C date, divided into nine bays by simple timber trusses comprising substantial tie-beams with smaller principals – no king post or other connection between them. Curved braces to the tie-beams are brought down to stone corbels. These trusses support a single purlin to each slope in addition to a ridge purlin, in turn supporting common rafters at quite wide spacing carrying boarding running across the slope.*

13.2.1 The roofing timbers appear to be in a sound condition as far as can be ascertained from floor level. There is some staining and whitening of the timbers at the West end abutting the Tower. This may well be historic, but it is worth checking the effectiveness of the cover flashing in this area for weather tightness and any on-going incidents of ingress of water.

**RO** It is recommended that a competent roofing contractor is approached to make investigations of the roof cover flashing in this area.

13.3 NORTH AISLE

*Lean-to roof sub-divided into six bays by simple lean-to trusses with the beams supported by curved braces rising from stone corbels. The trusses carry a single purlin dividing the slope into two and there is an old plate at the head of the roof as well. These purlins carry common rafters, which in turn support boarding across the slope of the roof.*

13.3.1 The roofing timbers appear to be in a sound condition. There is staining and whitening of the timbers at eaves level. This may be due to leaks caused by the guttering in this area or even defects caused by damage/slipped slates. The greater concern is that spores from dry rot previously confirmed and long since removed from the Vestry area has spread.

**R1** It is advised that outline advice is obtained from a specialist in timber decay and assessment to comment and advise on the above.

13.4 SOUTH AISLE

*Lean-to roof sub-divided into six bays by simple lean-to trusses with the beams supported by curved braces rising from stone corbels. The trusses carry a single purlin dividing the slope into two and there is an old plate at the head of the roof as well. These purlins carry common rafters, which in turn support boarding across the slope of the roof.*

13.4.1 The roofing timbers appear to be in a sound condition

13.5 ENTRANCE PORCH

*Open timber roof structure comprising a single purlin to each slope and a ridge purlin carrying common rafters, which in turn support boarding running across the slope. The East wall has a timber wall plate although completely missing on the West wall.*

13.5.1 The roofing timbers appear to be in a sound condition.

13.6 ORGAN CHAMBER

*Simple lean-to roof structure consisting of a single purlin dividing the slope into two, carrying common rafters at normal spacing which support the boarding running across the slope.*

13.6.1 The Organ entirely fills this space and therefore it is difficult to fully examine the whole of the roof structure.

From what can be visually examined all appears to be in sound condition.

13.7 CHANCEL

*Facetted barrel-vaulted ceiling dating from the 19C with the panels subdivided by moulded ribs, and gilded and painted bosses at the intersections of these ribs with the trusses – which are of a simple arched form as seen from below and divide the length of the Chancel into six bays.*

13.7.1 The roof structure has been treated from above when the Chancel roof was re-slatted in 1999-2000. As such, the roof structure continues to be in a sound condition.

13.8 VESTRY

*Simple lean-to roof structure sub-divided into four by substantial timber beams carrying a single purlin to each slope, in turn carrying common rafters at wider-than-average spacing, which support the boarding running across the slope.*

13.8.1 The roof structure was treated and stained as part of the reordering works carried out in this area in 2011. As such, the roof timbers continue to be in good order.

**14. UPPER FLOORS, BALCONIES, ACCESS STAIRWAYS**

14.1 There are no upper floors, balconies, access stairways existing in the Church.

**15. PARTITIONS, SCREENS, PANELLING, DOORS AND DOOR FURNITURE**

15.1 CHANCEL SCREEN

*The openwork Chancel Screen with its traceried panels has an inscription stating that it was given in 1893; it is by W S Hicks.*

15.1.1 Woodwork all appears to be in a sound condition.

**M**

It is recommended that regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.

15.2 VESTRY SCREEN

*Timber openwork Vestry Screen, provenance unknown but believed to be of late 19C.*

15.2.1 Woodwork all appears to be in a sound condition.

**M** It is recommended that regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.

15.3 CHANCEL PANELLING

*Timber wall panelling up to window cill height on both the North and South sides of the Chancel occupying the most eastern bay. All this work together with the simple altar rails and the moulded wooden cornice running the full length of the side walls is of late 19C date.*

15.3.1 Woodwork all appears to be in a sound condition.

**M** It is recommended that regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.

15.4 CHANCEL REREDOS

*There exists a highly decorative timber Chancel Reredos with canopied tabernacle work against the East wall of the Chancel. Provenance unknown but believed to be of late 19C.*

15.4.1 Woodwork all appears to be in a sound condition.

**M** It is recommended that regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.

**16. GROUND FLOOR STRUCTURE, TIMBER PLATFORMS**

16.1 TOWER

16.1.1 **Belfry**

*The floor is made up of timber boarding, partial covering adjacent to the bell frame and running along one side of the belfry.*

The floor covering is in a deteriorated and poor condition.

**R4** Consider replacement of access deck in full with new rotproof sw boarding.

16.1.2 **Clock Chamber**

*The floor is made up of a modern softwood boarding.*

Floor covering is in a sound condition.

16.1.3 **Ground Floor Stage**

*Solid concrete floor.*

The floor covering is in a satisfactory condition. There are areas of patched repairs and heave noted across the floor.

**R3** It is recommended that the floor condition is assessed in detail and appropriate repairs carried out.

## 16.2 NAVE

*Flooring is of woodblock on a solid base. At the East end of the Nave flooring consist of stone paving to either side of the central woodblock passageway.*

- 16.2.1 The woodblock floor covering is in an excellent condition, having recently been refurbished using layer application of a polyurethane oil with a satin finish.

Previous comments of uneven stone paving slabs and open joints in and around the transition into the chancel have been remedied by mortar repairs, although the isolated repairs do look cementitious in nature. These are satisfactory albeit a little grey in appearance.

A watching brief would be prudent on any future reoccurrence of dampness affecting the edge of the blocks to the west end of the nave, at present this is all satisfactory.

## 16.3 NORTH AISLE

*Floor is of woodblock on a solid base. At the East end of the Aisle flooring consists of stone paving and at the West end carpet covered.*

- 16.3.1 The woodblock floor covering is in an excellent condition, having recently been refurbished using layer application of a polyurethane oil with a satin finish.

Refer to comment made regarding stone slab repairs in item 16.2.1.

## 16.4 SOUTH AISLE

*Floor is of woodblock on a solid base. At the East and West ends of the Aisle flooring consists of stone paving.*

- 16.4.1 The woodblock floor covering is in an excellent condition, having recently been refurbished using layer application of a polyurethane oil with a satin finish.

Refer to comment made regarding stone slab repairs in item 16.2.1.

## 16.5 ENTRANCE PORCH

*Floor is of stone paving.*

- 16.5.1 The floor covering is in a sound condition.

## 16.6 ORGAN CHAMBER

*Floor is of stone paving.*

- 16.6.1 The Organ entirely fills this space and therefore it is difficult if not impossible to fully examine the whole of the floor structure.

16.7 CHANCEL

*Flooring is a detailed chequer-board pattern of marble with black and white squares in the westernmost bay, then yellow and red, then black and red, then white and red, then to black and yellow for the Altar platform at the East end of the Chancel. All sub-divided by marble steps.*

16.7.1 The marble floor structure is eroded in places, certain areas more noticeable than others.

**R3**

It is recommended to obtain further advice from a marble and tile materials specialist regarding the appropriate nature of any proposed repairs and future maintenance.

16.8 VESTRY

*Floor is carpet covered on a solid base throughout. There is a new stepped entry in the South West corner also carpet covered.*

16.8.1 A new floor covering has been laid and installed as part of the reordering of this area in 2011. As such all is in a good, sound condition.

**17. INTERNAL FINISHES**17.1 TOWER17.1.1 **Belfry**

*Wall finish is unplastered and of exposed rubble stonework with ribbon mortar pointing. Two-light openings on West, South and East elevations.*

Walling and pointing appears all in good, sound condition.

There are structural cracks to the walling fabric, noted in previous QI reports and are recorded as follows:

- a. Slipping of the keystone of the rere-arch of the West facing Belfry opening.
- b. Single crack running down West side of the opening in the South wall, open by 5mm at its maximum and ceasing at window sill level.
- c. Slight cracking through and above the joint to the West of the apex of the South facing rere-arch.
- d. Single crack running down the North wall to West of the centre. Open by 5mm at its maximum and ceasing at window sill level.

**R2**

It is recommended that the cracks are re-pointed, tightly packed in a lime:sand mortar. Regular visual checks then carried out for any movement.

17.1.2 **Clock Chamber**

*Wall finish is unplastered and of exposed rubble stonework with ribbon mortar pointing. There do exist several incidents of concrete stitching, particularly two runs horizontally across the inside of the South face and angle stitches in the northern corners. Both stitches on the North elevation run part way along the West elevation. There is a small rectangular window in the West elevation.*

Walling and pointing appears in a sound, satisfactory condition.

There are several cracks to the walling fabric, noted in previous QI reports and are recorded as follows:

- a. Cracks running down from the concrete stitches on North face.
- b. Cracks rise from above the door head height for 1 metre at approximately 1 metre in from the North East corner, open at 2mm maximum.
- c. Cracking rising from the North East corner itself and diagonally up towards it from a new concrete stitch, open at 2/3mm maximum.
- d. On the West face a crack rises the Northern jamb of an infilled opening above the clock, open at 2mm maximum.
- e. Slight hair-cracking surrounding the end of the concrete stitch in the North West corner.
- f. Indication of cracking rising in the South East corner.

**R2**

It is recommended that the cracks are re-pointed, tightly packed in a lime:sand mortar. Regular visual checks then carried out for any movement.

#### 17.1.3 **Ground Floor Stage**

*Walls of unpainted gypsum plaster renewed in 1980 alongside major structural intervention within the fabric of the Tower. Most of the West wall is filled by the single lancet window with its very wide internal splayed reveals and shouldered rere-arch with exposed stone quoins and voussoirs.*

Walling and pointing appears in a sound, satisfactory condition.

There has been significant disturbance to the plaster finish to the North face most probably due to a leaking external downpipe situated immediately behind this wall. The cement-based plaster is preventing the wall to 'breathe' and in doing so is causing ruptures underneath the plaster lining. The rainwater goods defect has now been corrected and the wall will need some time to dry out. There is significant powdering of the plaster finish at low level, again due to dampness existing within the wall.

Aesthetically this is not a pleasing appearance and the significant historic immersion of water into the building fabric is not healthy for the masonry or plaster lining.

**R4**

It would be desirable to carefully remove the cement-based plaster and apply a new lime:sand plaster to ensure the continued breathability of the walling surface.

17.1.4 There is a single structural crack evident to the walling fabric, noted in previous QI reports and is recorded as follows:

- a. Where the South wall meets the South springing point of the Tower arch there is a 1 metre long crack descending, open at 2mm maximum.

**R2**

It is recommended that the cracks are re-pointed, tightly packed in a lime:sand mortar. Regular visual checks then carried out for any movement.

17.2 NAVE

*Wall finish is unpainted plaster above the arcades and Chancel arch and exposed stonework on the West wall above the Tower arch and down both sides.*

*The westernmost four bays of the North arcade are late 12C Romanesque work of great skill, detail and decoration. Chevron mouldings in the arches, scalloped capitals to four of the columns, but a finely beaded variant on the second freestanding column from the West, and then highly eccentric bold roll spiral mouldings on two of the columns and vertical fluted shaftings to the remainder. All sculpting attributed to Hugh Le Puiset's stonemasons.*

*The fourth freestanding column from the West is a pier with walling incorporated within it, having been the original East end of the Nave.*

*The easternmost two bays continue this theme but date from 1846, when the architect Bonomi carefully matched his work to the 12C design. The spiral column is carved out of one section of stone as a monolith whereas the 12C columns are of coursed ashlar.*

*The first extension of the Nave eastwards was during the medieval period and the easternmost bay was formed with a pointed arch to both sides. Bonomi moved the arch from the North side to join that on the South side when in 1846 the Nave was extended by a further bay East. This South arcade is of 13C date with pointed arches of two chamfered orders supported on cylindrical columns with plain moulded caps and bases.*

17.2.1 The stonework to both North and South arcades is in a sound, satisfactory condition.

The Westernmost bays abutting the Tower have both suffering some degree of structural movement. The movement is more prominent to the North side where cracking across the plastered surface is evident.

Despite this concern much good work has been carried out in arresting serious water ingress via the west clerestory window and as such the building fabric is undergoing a period of 'drying out'

**M**

It is prudent to maintain a watching brief over the two westernmost bays of the nave against water ingress and any noticeable signs of active movement.

17.2.2 There are also several minor cracks to the walling fabric of the arcades, noted in previous QI reports and are recorded as follows:

## NORTH ARCADE

- a. Crack running down from the West jamb of the second clerestory window (from the West), dying out when it meets the arcade, open at 3/4mm maximum.

- b. Crack rising vertically from the East jamb of the second clerestorey window (from the West) to the wall plate, approximately 1.5 metres in length and open at 7-10mm maximum.
- c. Crack evident through the second former clerestorey window opening (above the third freestanding column from the West) rising from the rere-arch itself up to the corbel of the roof truss, open at 3/4mm maximum.
- d. Hint of a vertical crack running from the sill of the third clerestorey window.
- e. A line of cracking evident running around a patch in the plaster a meter and a half or so West of the fourth clerestorey window.
- f. Slight cracking running downwards from the easternmost clerestorey window.

#### SOUTH ARCADE

- g. Minor cracking running downwards from the East jamb of the easternmost clerestorey window.
- h. Minor cracking running downwards from the sill of the second clerestorey window from the East.
- i. Minor cracking rising from the apex of the easternmost former clerestorey window at lower level.

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| <b>R2</b> | It is recommended that the cracks are re-pointed, tightly packed in a lime:sand mortar. Regular visual checks then carried out for any movement. |
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| <b>R4</b> | 17.2.3 It is also worth considering the redecoration of the plastered arcade panels in a colour sympathetic to those used within the medieval wall paintings found within the former clerestorey window reveal to the North arcade. |
|-----------|---|

17.2.4 In the East wall the Chancel arch is of a fairly steeply-pointed two-centred form of two orders with simple chamfers, probably of 19C date. The responds are keeled and have simple mouldings although the caps have a band of nail-head decoration.

Stonework to the Chancel arch is generally in a sound, satisfactory condition.

There is a single structural crack evident to the walling fabric, noted in previous QI reports and is recorded as follows:

- a. A crack rises through the plasterwork from above the arch apex, open at 3/4mm maximum.

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| <b>R2</b> | It is recommended that the cracks are re-pointed, tightly packed in a lime:sand mortar. Regular visual checks then carried out for any movement. |
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#### 17.3 NORTH AISLE

*Wall finish is unplastered and of exposed rubble stonework with ribbon mortar pointing. There are four round-headed window openings and then the easternmost window is a more elaborate late Gothic design with ogee tracery above its two lights, in a 19C surround.*

17.3.1 Generally walling is in a sound, satisfactory condition.



There are areas of erosion and efflorescence most probably due to dampness existing within the wall, most pronounced at low level. There is nothing to warrant intervention yet but well worth checking over the quinquennium. This is particularly poor at the junction between aisle and accessible WC/vestry.

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| <b>M</b> | Carefully brush off efflorescence as part of on-going church maintenance. |
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#### 17.4 SOUTH AISLE

*Wall finish is unplastered and of exposed rubble stonework with ribbon mortar pointing. There are five arch-headed window openings each with two-light windows with reticulated tracery in their heads, round-headed door opening to the West, all masonry rebuilt in 19C.*

##### 17.4.1 Generally walling is in a sound, satisfactory condition.

There are areas of erosion and efflorescence most probably due to dampness existing within the wall, most pronounced at low level and at the South West corner. There is nothing to warrant intervention yet but well worth checking over the quinquennium.

|          |   |
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| <b>M</b> | Carefully brush off efflorescence as part of on-going church maintenance. |
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#### 17.5 ENTRANCE PORCH

*Wall finish is unplastered and of exposed rubble stonework with ribbon mortar pointing. Internal doorway elevation plastered over with cement mortar as per the internal elevation to the outer doorway.*

##### 17.5.1 Generally walling is in a sound, satisfactory condition.

#### 17.6 ORGAN CHAMBER

*What can be seen of the wall finish is of unpainted cement render, most of which is deteriorating and falling away from the stone masonry.*

##### 17.6.1 The internal finishes to the Organ Chamber are in an increasingly poor condition following noting of the defect in the last QIR.

Alongside the condition of the internal walling finish the deteriorating and crumbling render is falling into the organ causing a negative effect on the performance of the instrument. Refer to item 20. Organs and other Musical Instruments.

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| <b>RO</b> | It is recommended that the internal faces of the Organ Chamber are stripped of the cement render in its entirety. A new lime:sand render is to be applied to the internal wall faces in conjunction with correction of external defects. |
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The Organ Chamber is a small cramped space and a careful balance in approach to these repair works is needed to ensure the longevity and integrity of what is an important historic instrument. Liaison with the Church's preferred Organ Tuner and the DAC's Organ Advisor is essential.

17.7 CHANCEL

*Wall finish is unplastered and of exposed rubble stonework with ribbon mortar pointing, dominated mostly by the existing architectural features existing in this space.*

*A blind arcading makes up most of the North elevation and two pairs of lancet windows in the South wall. The blind arcading incorporates a single pair of lancet windows at the East end of the North wall mirroring those on the opposite side. At the West end of each side elevation there is an archway. The East wall has an elaborate triple-lancet arrangement with internal arcading supported on nookshafts like that down the side walls.*

## 17.7.1 Generally walling is in a sound, satisfactory condition.

There are areas of erosion and efflorescence most probably due to dampness existing within the wall, most pronounced at low level. There is nothing to warrant intervention yet but well worth checking over the quinquennium.

**M**

Carefully brush off efflorescence as part of on-going church maintenance.

17.8 VESTRY

*Wall finish is of painted plaster. The North wall has two small two-light windows with ogee heads. The East wall has much larger two-light window with cusped heads.*

## 17.8.1 Wall plaster patch repaired, and Vestry repainted as part of the reordering works carried out in this area in 2011. As such the internal finishes continue to be found in a good order.

**18. FIXTURES, FITTINGS, FURNITURE AND MOVABLE ARTICLES**

## 18.1 There are several items of fittings and furniture of note existing within the Church.

*Wooden Choir Stalls of 1893, by W S Hicks (?).*

Choir stalls in good condition.

*The Altar Table is richly carved in a Jacobean style, provenance unknown. Its design influenced by the spiral columns of the Nave North Arcade.*

Altar table in good condition.

*The lecturn, in the form of a carved wooden angel is c.1871; the octagonal pulpit also appears to be of late 19C date.*

Lecturn and pulpit both in good condition.

*The wooden pews in the Nave also appear to date from the 19C.*

Church pews all generally in a sound, good condition.

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| <b>M</b> | It is recommended that regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot. |
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The font stands beneath the Tower and is a plain circular bowl, of certain age, on a 19C stem, base and step. The interior is lead lined and has a modern timber cover.

Font and cover all in a good condition.

## **19. TOILETS, KITCHENS, VESTRIES ETC.**

### 19.1 TOILETS

*Following the reordering of the Vestry in late Summer/early Autumn 2011 an Accessible WC and baby changing facilities, together with high level storage space is now provided within the church.*

19.1.1 This facility continues to be maintained in good condition.

### 19.2 SERVERY

*An open Servery area is located to the West end of the North Aisle of the Church constructed by the PCC in early Summer 2012.*

19.2.1 The installation has been completed to an excellent standard and is sympathetic to the interior character of the Church.

This facility continues to be maintained in good condition.

### 19.3 VESTRY

Refer to Quinquennial Inspection Report items: 13.7, 16.7 & 17.7.

### 19.4 BOILER HOUSE

*Located immediately beneath the Vestry and accessed externally via a single flight of sandstone steps, enclosed by a galvanised steel grille arrangement.*

19.4.1 The stone access steps can be incredibly slippery.

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| <b>R1</b> | It is recommended that a metal handrail is provided to aid access and safety. |
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| <b>R3</b> | It is recommended that the galvanised steel grille cover is suitably protected by painting using black Hammerite (or similar equally approved). |
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19.4.2 A new gas-fired condensing boiler – Ideal Evomax has been installed in 2013.

Refer to item 23.1 Heating Installation.

19.4.3 The boiler house floor is solid concrete with integrated sump pump that also collects the discharge from condensing boiler. Floor construction is in a sound condition, although showing slight dampness in areas.

Ceiling construction is of concrete construction with a flat soffit and is generally in a good condition.

## 20. ORGANS AND OTHER MUSICAL INSTRUMENTS

- 20.1 The Church organ is located within the Organ Chamber immediately to the South of the Chancel and is tightly boxed in within this space. Built originally in 1905 by Harrison & Harrison it has an organ listing of grade II.

The organ is tuned periodically by Brian Brighton, Organ Builder.

The oak casework is in good order, as are most of the front pipes. There is slight damage to the largest basses which in future repairs should be made good. Of worse condition is the open metal flue pipes that due to prolonged applied cone tuning have been left in a distressed state. In addition, the keyboard is worn and loose and in need of overhauling. The pedalboard has been roughly refaced and requires reworking and appropriately refaced. The manual and drawstop actions require overhauling, exhibiting signs of wear through use. The second-hand organ blower is deemed inadequate for the organ and should be replaced as part of any future overhauling and restoration works.

The structure of the organ is in a sound condition although a little damage by woodworm is evident. Treatment against further woodworm damage is recommended in any future repairs.

The condition of the building fabric is in a deteriorating state and as such the instrument currently sits within a damp environment. In addition, the crumbling nature of the stone walling is depositing much stone dust within the instrument itself. This naturally has a negative effect on the performance of the instrument.

### RO

It is recommended that repair proposals for the instrument are sought and should be considered alongside the building fabric repair of Organ Chamber. Works to this area are of a high priority.

It may be of benefit to also line the internal space of the Organ Chamber and hence provide additional protection to the instrument. Care must be taken in the design of this lining as two 16ft Pedal stops need to be attached to the walls and the lining may also have a detrimental effect upon the sound of the Organ. Early consultation with the Organ advisor to the DAC is also highly recommended.

## 21. MONUMENTS, TOMBS, PLAQUES, ETC.

- 21.1 There are several monuments of note existing within the Church.

### 21.1.1 Cross Slab Grave Covers

*A series of medieval Cross Slab Grave Covers exist positioned on the Tower floor and at the West end of the South Aisle. The earliest is a small slab with one of the best examples of 'Early Geometric' decoration in the County, probably dating from the early 12C.*

All appear in a sound, stable condition.

**21.1.2 Marble Grave Cover**

*Situated at the East end of the South aisle is a large Frostily marble grave slab that simply bears the following inscription:*

+ NOMEN ABENS CRISTI TUMULO TUMULATUR IN ISTO  
+ QUI TUMLUM CERNIT COMMENDET CUM PRECE CRISTO

*[One having the name of Christ is buried here | Let him who beholds this grave commend him with a prayer to Christ]*

*This is thought to commemorate a Christian recorded as holding lands in South Sherburn in the 12C, and who was one of Bishop Hugh le Puiset's masons and could therefore be responsible for the North arcade around 1180.*

Marble grave cover appears to be in a sound, stable condition.

**21.1.3 Stone Effigy**

*Situated at the East end of the North Aisle is a large stone effigy of a cross-legged knight with a square helmet. The heraldry of the shield indicates this to represent one of the Fitz Marmadukes, lords of Horden. Dating attributed to c.1820.*

Stone effigy appears to be in a sound, stable condition – albeit eroded.

**21.1.4 Ledger Stones**

*Two ledger stones exist within the Sanctuary floor, partially obscured by the reredos and altar, both dating from the 19C.*

*In the floor of the westernmost bay is a slab with a foliate cross dedicating the chequerboard black-and-white marble of the Chancel pavement to the memory of Isabella Baker of Elemore Hall (d.1897).*

*In the centre of the five sections of the stepped Chancel floor are three stones; Thomas Hall of Elemore Hall (d.1680), George Baker of Elemore Hall (d.1774) and Ralph Shipperdson (d.1719).*

Ledger stones generally all in a stable, sound condition.

**21.1.5 Wall Tablets**

*In the Chancel there exists several wall tablets that date from the 19C and 20C. On its South wall a gothic-arched top tablet to John Pemberton of Sherburn Hall (d.1845) and on its North wall a memorial to the Rev. W S Guest Williams (d.1907) decorated with a foliate cross, chalice, wafer and the Sacred Monogram.*

*In the North Aisle are tablets to the Baker family of Elemore and one by R Beall of very similar design to his Guest Williams monument in the Chancel, to James Bannby of Hatfield Hall, vicar of Pittington (d.1897). There exists also a marble tablet to Mary Ann Westropp, a local servant who was cruelly murdered by a fellow servant in 1830.*

Wall tablets generally all in a stable, sound condition.

**21.1.6 Sundials**

*On the South Entrance Porch exist what was a fine sundial now heavily eroded. Its copper gnomon remains.*

*On the South Aisle above the projecting buttress between the fourth and fifth bays is an ancient mass dial with a socket for the gnomon and the hours scratched in.*

Both sundials are currently in a poor deteriorating condition.

**21.1.7 Wall Paintings**

*Amongst the most important historical survivals in the Church are the 12C wall paintings in the reveals of the westernmost former window above the North arcade in the Nave. The paintings depict on one jamb the Consecration of St. Cuthbert by Archbishop Theodore and on the other St. Cuthbert's Vision at the table of the Abbess of Whitby. Ms Eve Baker carefully conserved the wall paintings in the late 1960's.*

The iconography of these wall paintings remains clear and of considerable quality. They are in a sound, good condition.

The stone and glazing repairs to the nave west clerestorey window have helped prevent water ingress near the wall paintings. This is an excellent and encouraging repair project.

The importance of these 12C survivals is not to be undervalued.

**R3**

It is recommended to obtain a condition report from a specialist conservator regarding the current condition of these wall paintings. This report would make recommendations for the future continued maintenance and care of this special historical artefact.

**22. SERVICE INSTALLATIONS GENERALLY**

- 22.1 The comments made in the Quinquennial report regarding service installations are based on a visual examination only and that 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 building.

**23. HEATING INSTALLATION**

- 23.1 A new gas pipe and supply was laid to the land immediately North of the Church together with a new gas-fired condensing boiler installed within the Boiler House in 1997-1998. This boiler has now been superseded with the introduction of a new gas-fired condensing boiler in 2013 – an Ideal Evomax.

The heating installation at the Church consists of and distributed by a series of wall mounted fan convector units, fed by hot water pipework and located in the North Aisle, South Aisle, Chancel and Vestry.

23.1.1 The heating installation is checked and tested on an annual basis.

It is currently in a good, working condition.

A new timing switch was installed within the Vestry as part of the reordering project in 2011 and is currently in full working order.

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| <b>M</b> | 23.1.2 It is recommended to continue to carry out annual servicing of the heating installation by a competent gas safe registered engineer. |
|----------|---|

## **24. ELECTRICAL INSTALLATION**

24.1 The existing electrical metering and distribution equipment is mounted in a cupboard on the West wall of the North Aisle with cabling of the FP200 type material (possibly otherwise MICC with an outer PVC sheath).

The installation was completely rewired in 1996.

24.1.1 The last full electrical inspection and test was carried out in 2012, as such the periodic 5 yearly inspection is now overdue.

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| <b>RO</b> | It is recommended that the electrical installation is carried out by a competent, experienced and accredited electrician. |
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24.1.2 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.

## **25. SOUND SYSTEM**

25.1 The Church operates a sound reinforcement system that includes an induction loop for hearing aid users.

The operation of the system is checked on a quarterly basis and as such is in good working order.

## **26. LIGHTNING CONDUCTOR**

26.1 A new lightning protection system has been fitted to the Church Tower in 2012. This installation replaces on a like-for-like basis that which existed prior to major structural repairs to the Tower in the early 1980's.

The installation consists of an internal coronal band to the upper parapet with strike points at each corner. Connected to this are two down conductors (PVC covered aluminium – colour buff sandstone) to the North East and South West corners of the Tower that include dedicated earth reference locations.

The installation also included incorporating the lightning protection system into the church electrical system.

Work was carried out by Stone Technical Services Ltd. of Darlington.

26.1.1 The recent new installation is in good, working condition.

**M** 26.1.2 It is recommended that testing of the lightning protection system is carried out every two and a half years.

## 27. FIRE PRECAUTIONS

27.1 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](http://www.churchcare.co.uk/churches) and [www.ecclesiastical.com/churchmatters/churchguidance/fireguidance](http://www.ecclesiastical.com/churchmatters/churchguidance/fireguidance)

Fire extinguishers are inspected annually and are in good working order.

**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 log book 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 250m<sup>2</sup> of floor area. A service of portable extinguishers report should be kept with this report.

## 28. ACCESSIBLE PROVISION AND ACCESS

28.1 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.

Access for those in a wheelchair throughout the Church is straightforward once navigated the Entrance Porch. Here a step down into the Nave is required.



A ramped access is provided at the East end of the North Aisle to reach the newly formed Accessible WC. A step down into the reordered Vestry is still required.

A single step upwards at the Chancel screen is required to enter the Chancel itself and the High Altar at the far East end is virtually inaccessible due to the number of steps.

A step up is required to access the ground floor of the Tower and font.

**R1**

Unless already in place the Church PCC could well consider the use of a temporary aluminium 'folding' ramp at the point of entry through the Entrance Porch to aid access into the Church.

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.

## **29. INSURANCE**

- 29.1 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.

## **30. HEALTH AND SAFETY**

- 30.1 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.

## **31. MANAGEMENT OF ASBESTOS IN THE BUILDING**

- 31.1 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](http://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.

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| <b>R1</b> 31.1.1 If not already carried out it is recommended that an asbestos management survey is commissioned. |
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## **32. PROTECTED WILDLIFE**

32.1 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 high to medium 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.

## **33. MAINTENANCE**

33.1 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****34. CHURCHYARD**

- 34.1 *A large extensive churchyard which has the Church standing within as its focal point. The area immediately around the Church represents an ancient burial ground that will date back at least as far as the earliest parts of the building. The extent of the Churchyard has clear signs of extension to its East and South.*

*The churchyard is closed for burials and generally maintained by Durham County Council. A landscaping scheme for the Churchyard was implemented in the early 1970's and its appearance are thought to have changed little since then.*

- 34.1.1 The churchyard is generally kept in excellent condition.

**35. RUINS**

- 35.1 There are no known ruins existing within the Churchyard.

**36. MONUMENTS, TOMBS AND VAULTS**

- 36.1 There exists a varied and considerable collection of headstones within the Churchyard.

- 36.1.1 Two early exemplars worth noting are a 1766 headstone to Henry Scorer, on the South side of the path midway between churchyard gate and the Church together with another headstone c.1820 to John Fenwick and family, on the North side of the path 18 metres West of the Church. Both headstones are grade II listed.

- 36.1.2 Further South and set against the West boundary is a substantial railed enclosure that contains several graves of the Baker family.

- 36.1.3 The Hallgarth War Memorial stands to the south of the church. It takes the form of a tall stone Calvary. The hooded cross head rises from a heavily moulded collar on the tapering shaft. The shaft stand son a pedestal with a two-stage base, which stands on an octagonal step.

It is a First World War memorial dating from 1920 with later additions for the Second World War. It is grade II Listed (2016).

**37. BOUNDARY WALLS, LYCHGATES AND FENCING**

- 37.1 The main entrance has black painted wrought iron gates set on stone piers all date from 19C, perhaps part of Bonomi's work in 1846. The piers are of ashlar stonework, tall square chamfered with cornices and flat tops. The gates have spiked dog-bars and heads with bud finials on the principal bars. Gates and piers are grade II listed.

37.1.1 The North gate pier appears to have moved causing separation and cracking alongside to the walling and quite wide open-joints to the upper section of the pier.

**R2**

It is recommended that those dislodged stones are re-bedded and cracks repointed, all in a soft lime:sand mortar.

37.1.2 There exists a substantial stone boundary wall to the western and western end of the north and south boundaries. This masonry is credited to being the walling of the original Churchyard.

Moving eastwards the boundary on both the North and South edges remains constructed of masonry but from a Victorian period and representing the further extension of the Churchyard.

To the North there exists a substantial void in the churchyard wall adjacent to a large mature tree.

**R2**

The wall requires further examination and ultimately consolidation and piecing in of stonework to fill the void.

37.1.3 To the West end of the North boundary again an adjacent large neighbouring tree has caused the loss of the churchyard wall, its coping stones and top couple of courses.

**R2**

This wall requires further examination and ultimately consolidation and rebuilding of stonework, bedded in a soft lime:sand mortar.

37.1.4 Moving East there are several sections where the churchyard wall is deteriorating, either missing stonework or loose coping stones.

**R2**

It is recommended that these areas are consolidated with matching stonework and bedded in a soft lime:sand mortar.

37.1.5 The North boundary wall then changes in character to that of 19C or even early 20C in date. The quality of workmanship to this walling is much inferior, a run of triangular coping stones marking poor quality stone masonry beneath.

Unfortunately, the quality of workmanship represents its current condition. Attention is required to consolidate the structural integrity of parts of this wall where there are either voids, dislodged stonework, missing coping stones or open joints.

**R2**

It is recommended that areas identified to be at most vulnerable to collapse be consolidated with matching stonework and bedded/pointed in a soft lime:sand mortar.

Further East again this boundary is replaced by a simple timber fence continuing around the East churchyard boundary. The first section of boundary walling along the East end of the South boundary is of metal railings continuing Westwards until giving way to a stone boundary similar in character to that of the Victorian masonry found on the North boundary.

**38. TREES AND SHRUBS**

- 38.1 There is a substantial number of mature trees within the Churchyard. By virtue of the church grounds designation within a Conservation Area these trees will be all under Tree Preservation Order's (last checked in 2009). Should the PCC wish to undertake any works to any of the trees then permission is required from Durham County Council.

**M**

It is recommended that the condition of these trees are checked once every five years by a suitably qualified arborist.

**39. HARDSTANDING AREAS**

- 39.1 There is a single loose gravel path linking the main entrance to the Churchyard with the South Entrance Porch.

This path is maintained in a good condition.

**40. NOTICEBOARD**

- 40.1 A single timber painted noticeboard exists to the west boundary sited to the north side of the entrance piers and gate. It describes the days and times for Sunday worship and when the church is open alongside contact details (telephone and website).

It appears in a sound condition, albeit it is noted that the fruiting body of a fungi is growing out of the bottom edge of the noticeboard frame.

This concludes the Quinquennial Report of the inspection of the Church of St  
Laurence, Pittington, County Durham.

M Atkinson.

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