

## 2023 QUINQUENNIAL INSPECTION REPORT

### **CHURCH OF ST.PETER, MONKWEARMOUTH** (Ref: 2323)

Diocese of Durham  
Archdeaconry of Sunderland  
Deanery of Wearmouth



**Prepared by John A. Barnes B.A B. Arch. RIBA AABC IHBC EASA**

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**Date of Report:** September 2023

**Date of Inspection and weather conditions:**

6<sup>th</sup> September 2023: warm and sunny.

(Date of previous Report: September 2018 by John Barnes of JABA Architect Ltd)

**1. Executive Summary of General Condition**

The building is in a reasonable, though deteriorating, condition, with nail failure in slate roofs, extensive vertical cracking in the tower and serious damp issues in walls and floors which appear to be in part owing to defective drainage installed during landscape work carried out by the City Council in 2015.

**2. Previous Report.****2.1 Work completed since previous report**

- 2019 Lightning conductor test.  
Council unblocked and adapted gullies.  
Organ serviced.
- 2020 Security glass repaired.  
Electric fans and light tubes repaired.  
Electrical test.  
Lightning conductor repaired.  
WC repairs.
- 2021 Boiler serviced.  
Heating system repaired.  
Roof slates repaired, gutters and gullies cleaned.
- 2022 Heating pump replaced.  
Roof slates repaired  
Door and window to Bakehouse link replaced.  
Ramp constructed to Bakehouse.  
Sockets in hall repaired.

**2.2 Work outstanding from the previous report:**

1. Re-attach plastic mesh to Belfry.
2. Ease Chancel door from Exhibition Area.
3. Adjust door hinges on electric cupboard.
4. Replace missing airbrick west side of South Transept.
5. Repoint 20m<sup>2</sup> of Vestry and WC walls.
6. Re-paint boundary railings (Council?)
7. Re-bed retaining wall stones west of Tower.
8. Re-paint Bakehouse gutters and RWP.
9. Re-paint bell fittings and floor plate.

**2.3 Log Book was available for inspection**

### 3. Brief Description of the building

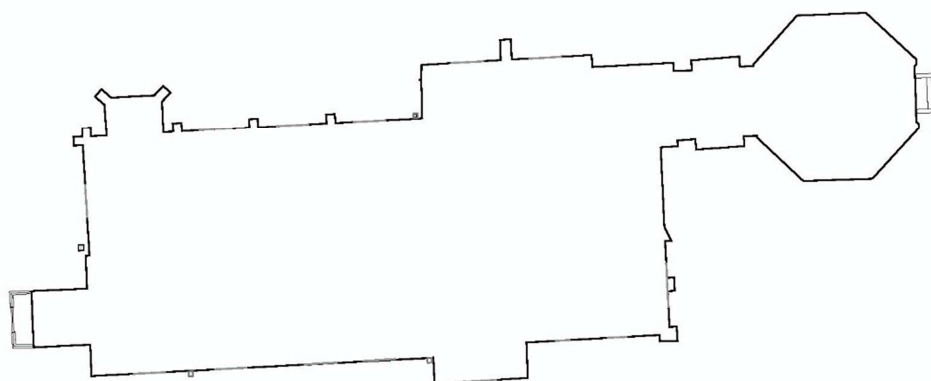
Monastery of Wearmouth founded 674AD by Benedict Biscop, with only the west wall of the Nave and Tower surviving above ground. Tower raised to two stages, then again in C9th and C11th to present five tier height. Chancel dates from C13th with C14th windows. Nave south wall was rebuilt in 1875 – 6 to the design of Austin & Johnson of Newcastle upon Tyne, when presumably North Aisle, North Transept, North Porch and Vestries were added (North Vestry now lavatories), and east window was restored.

Chapter House wing was added 1973, now Bake House café. A serious fire in 1984 led to the replacement of the pipe organ with an electric instrument, introduction of mezzanine rooms at east end of North Aisle with exhibition area beneath and reconstruction of the Chancel roof.

Roofs are in Westmorland slate with coped gables, except for bitumen felt over the Bake House link. Walls are in local sandstone and plastered internally except for the Tower, west wall of the Nave and North Aisle arcade.

The church stands at a height of 14m AOD in recently landscaped grounds (circa 2015) which depicts the foundations of the early monastic buildings, (separately listed as a Scheduled Monument).

### 4. Plan of the church



**JABA**  
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GARDENHORN ROAD, BATH BA1 2JH

ST. PETER'S CHURCH, MONKWEARMOUTH  
1828 L0 PLAN AS EXISTING  
24.06.22



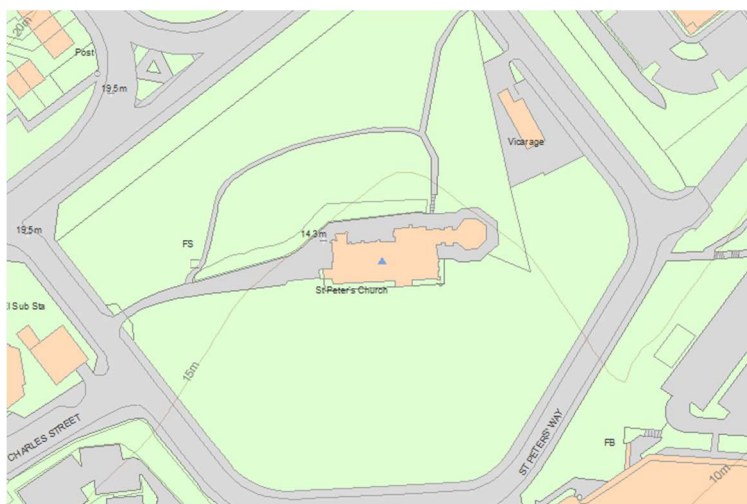
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## 5. Statutory Listing

Church listed Grade I and is within a Conservation Area.

Formerly known as: Church of St Peter CHURCH STREET Monkwearmouth. Formerly separate churches of St Peter and St Mary. Monastic church, now parish church. 674-5 first church, of which survive west wall and 2-storey gabled W porch which is now the lower stages of the tower, for Benedict Biscop the founder. Upper stages of tower before 1000. Rest of church by end C14. Nave and chancel much altered in C19: chancel arch removed early C19, N aisle rebuilt and E window reproduced 1875-6 by Austin and Johnson. Interior and roof rebuilt 1985? after fire. Rubble with quoins and C19 ashlar dressings; renewed Lakeland slate roof with stone gable copings. Nave and N aisle; W tower; chancel with S organ chamber. EXTERIOR: E elevation has clasping buttresses and a central buttress below 5-light window with decorated tracery; small top light with ogee tracery; east front of north chancel organ chamber has pent extension with 2-light cusped tracery in pointed-arched window above. South chancel wall has 2 square-headed 2-light windows with tracery. South transept has 3-light window in style of east window under steep gable; Nave has dripmoulds over 4 renewed 3-light south windows; North paired transept gables have 2 windows; north aisle has 3 3-light windows as in Nave, with angle buttresses. West elevation shows single high light half-observed by tower fourth stage. 5-stage tower has open-arched porch with 3 round-headed arches on impost blocks, the W arch with balusters supporting eroded low-relief carving of interlace-type animals. Next stage has single round-headed opening; above this, in former gable, an eroded figure; fourth stage a single plain arched light; belfry has 2 arched lights with baluster mullion; small blocked roundel above. INTERIOR: porch barrel-vaulted. West wall shows sequence of alterations including low wide arch. Nave arcade pointed arches on round piers. Chancel floor has ochre and terracotta coloured tiles repeating motif of figures at west door jambs among other medieval motifs, and inlaid bands of marble. Exhibition panels and cases of finds from excavation displayed in north transept. Organ chamber now with arch blocked to form upper meeting room. Glass includes two lights by Kempe in north transept; other glass by LC Evetts. Ground to south of church a Scheduled Ancient Monument. (Corfe T and Milburn G: Buildings and Beliefs: Sunderland: 1984-: 4-5; Medieval Archaeology: Cramp R: Article: 24-42).

National Grid Reference: NZ 40168 57781



## 6. Maintenance Responsibility

The former churchyard is the responsibility of the City Council.

## 7. Specific Limitations of the Report

*For General Limitations see also Appendix 1; Explanatory Notes*

The inspections were visual and non-destructive. Those parts of the structure which were not exposed or inaccessible have not been inspected and it is not possible to report that any such part of the building is free from defect.

Access was gained at low level gutters, Bakehouse link roof and tower roof, otherwise inspections were made from ground level.

The following parts were inaccessible and excluded from the inspection:

1. The North Transept lead gutter.

Drainage, water and electricity have not been tested.

This report has been prepared for the purpose of the Care of Churches Measure 2020. Contents may be disclosed to other professional advisors but it is **not** intended as a specification for repair works, and no responsibility is accepted for a third party. When the PCC is ready to proceed with any of the recommended repairs the Inspecting Architect should be asked to prepare a Schedule of Work and a Specification on which DAC consent, and quotations from suitably qualified contractors can be sought.

Where information has been supplied to the Inspector this is assumed to be correct.

## 8. Carbon reduction targets

The General Synod has committed to a carbon reduction target of Net Zero by 2030 and has issued the 'Practical Path to Net Zero Carbon' (PPNZC) to show how this might be achieved. They have created an 'Energy Footprint Tool' which can be used to establish the church's carbon footprint as part of the Online Parish Returns System. By inputting your most recent energy bills you will be able to calculate the amount of carbon produced, and receive helpful tips to reduce carbon omissions.

## **9. Schedule of Repairs with priority and budget cost.**

The following categories denote urgency of work:

A - Urgent, requiring immediate attention

B - Requires attention within 12 months

C - Requires attention within 2 years

D - Requires attention within 5 years

E – Desirable improvement with no timescale






M – Routine maintenance which can be carried out without professional advice or a Faculty.


*Please note that the estimates given below are approximate and based upon prices at the time of the Report. Some may be dependent upon further investigation, on who carries out the work, on how much is commissioned at one time, and whether any is done voluntarily. The PCC is advised to have full specifications prepared by the quinquennial architect and to obtain firm quotations from reputable tradesmen familiar with church conservation work.*

Reference	Condition	Action	Priority	Cost£	Photograph
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## 9. EXTERNAL ELEMENTS

### 9.1 Roofs





1.	Bakehouse roof intact except 2No. missing and 1No. broken slates.	Repair.	A(M)	100	
2.	Nave roof intact except for 2No. slipped slates and possible soakers against tower where light can be seen from below.	Investigate and repair.	A(M)	100	
3.	North Aisle roof south face in poor condition with many slipped slates.	Repair.	A(M)	300	
4.	Boiler roof has loose valley slate north side.	Repair.	A(M)	50	
5.	Bakehouse link roof has debris and moss build up owing to lack of fall eastward towards outlet.	Clean, check fall with laser level and inform Architect.	A(M)	100	
6.	Tower lead roof appears in good condition though it is debris covered and outlet is blocked.	Clean	A(M)	100	

Reference	Condition	Action	Priority	Cost£	Photograph
7.	4No. rooflights have misted glazing.	Monitor over quinquennial period.	D(M)	-	



## 9.2 Rainwater goods and disposal systems


1.	Vestry gutter and hopper are blocked, also RWP from Chancel above may be blocked.	Investigate and clean.	A(M)	100	
2.	Boiler north gutter and North Aisle gutter are blocked.	Clear.	A(M)	50	
3.	Main valley east hopper and Chancel gutter below are blocked.	Clear.	A(M)	50	
4.	Main lead valley behind Chancel is covered in debris.	Clear.	A(M)	50	
5.	Main valley west sump is blocked by ball, nest and other debris.	Clear.	A(M)	50	





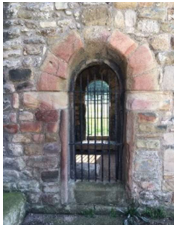


Reference	Condition	Action	Priority	Cost£	Photograph
6.	Outlet and swan neck on Bakehouse are blocked.	Clear.	A(M)	50	
7.	Anti-splash shoes are blocked to north and south.	Dismantle if necessary to clear.	A(M)	100	
8.	Most gutters are beginning to rust.	Prepare and re-paint.	D	2000	
9.	Gutter on north side of Boiler is corroded.	Dismantle, grit blast, repaint and re-fix.	D	400	


### 9.3 Parapets, chimneys and verge upstands

1.	Broad gable copings are generally in good condition though Chancel north side has weed growth and South Transept has open joints allowing water to enter.	Rake out and repoint all defective coping joints.	C	1400	
2.	Stone chimney north end of Boiler House is in fair condition though it was not possible to view terminal.	Investigate and inform Architect	A(M)		




Reference	Condition	Action	Priority	Cost£	Photograph
3.	Tower copings have eroded mortar allowing water to enter.	Clear and repoint using suitable mortar.	C	400	
4.	Ornate foliate crosses to nave and Chancel gable appear in good condition.				

9.4 Walling and pointing



1.	Stonework on church is in a reasonable condition though is deteriorating behind cement pointing, especially below Nave south windows.	Monitor over the quinquennial period.	D(M)	-	
2.	Stonework on Tower is in fair condition though has many vertical cracks, especially in stages 2 & 3. This appears to be owing to the hard cement pointing (c.1970).	Monitor over the quinquennial period.	D(M)	-	
3.	Low level stones on Nave west and Tower north have been fire- damaged.				
4.	Slight settlement over northeast door.	Remove cement and repoint in suitable lime mortar.	D	400	
5.	Movement cracking of cement bedded stones on Bakehouse could be due to wall-tie failure.	Investigate by removing two stones to look into cavity. Re-bed in gauged cement mortar after inspection by Architect.	C	400	




Reference	Condition	Action	Priority	Cost£	Photograph
6.	Missing air brick on South Transept allows vermin access.	Replace in cast iron.	B	120	

### 9.5 External doors

1.	North Porch doors are weathered and ironmongery is rusting.	Prepare and re-finish.	C	300	
2.	North doors are weathered and ironmongery is rusting.	Prepare and re-finish.	C	250	
3.	Bakehouse doors are weathered and ironmongery is rusting.	Prepare and re-finish	C	300	
3.	Bakehouse link oak doors (2022) in excellent condition.				

### 9.6 Windows

1.	Church windows are mainly polycarbonate covered. Debris build-up in cavities south side.	Locate windows, dismantle polycarbonate, clear and re-fix.	E	300	
2.	Eroded Chancel south mullion has left 18mm gap to glazing.	Repair stone by indenting.	B	500	

Reference	Condition	Action	Priority	Cost£	Photograph
3.	Nave southwest window has cracked cill and broken stooling.	Repair stone by indenting.	B	600	
4.	Cracked and rusting wired glass to vestry	Replace damaged sections.	E	800	
5.	Bakehouse painted frames are peeling at low level especially on south side.	Prepare and re-paint lower 500mm on each window.	A	500	
6.	3No. Bakehouse link oak windows (2022) in excellent condition.				

### 9.7 Below ground drainage


1. Recent CCTV of all drains except to 3No. gullies south side of church. Reasonable condition except fractures west of MHXXX4, settlement and fractures south of MH XXX5, hole and settlement north of MHXXX6.

2. Blocked grate west side Clear and check gully. A(M) 100



3. Rubbish accumulation east side of Porch. Clear and check gully A(M) Incl.




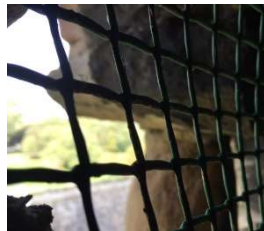
Reference	Condition	Action	Priority	Cost£	Photograph
4.	4No. blocked and poorly formed yard gullies to north.	Lift grates and clear.	A(M)	Incl.	

10. INTERNAL ELEMENTS

10.1 Tower

1.	Lower section has door to Nave and 3No. open arches. Efflorescence blisters to 1.4m north side, 0.9m south side and 1.1m east side. 1-3mm crack centrally north-south across vault, 1-8mm crack at east end of vault/Nave junction just above ground level, 1-7mm cracking at west end of vault/wall junction above 2m height.	Monitor over the quinquennial period.	D(M)	-	
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2.	Lower intermediate chamber entered from Nave on ladders. Pigeon bodies and droppings. Cracking evident with (1975) tell-tales: Northeast corner has 10mm crack mid-height, lower tell-tale opened 2mm. Southeast corner has 5mm-10mm crack with 4No. tell-tales all opened 3-3.5mm. East wall has 1mm crack south side of door. North wall has crack 0-2mm wide between 0.3m and 4m. South wall has 2No. cracks, east one is 3mm wide and extends 3m and runs down the infilled jamb to floor level, the west one is 2-5mm and extends 4m. West wall has a 1-4mm crack south of window jamb between 0.3m and 4m. The rubble floor has a north-south crack 0-6mm wide.	Monitor over the quinquennial period. Remove bird debris.	D(M) A(M)	- 60	
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Reference	Condition	Action	Priority	Cost£	Photograph
	Narrow inclined timber ladder without handrails upto hatch.				
3.	Upper intermediate chamber has 1-3mm vertical crack to southwest corner, 1mm crack in lower northwest corner and 1-2mm crack in lower northeast corner. Timber flooring is in good condition over ancient beams in north and south walls. Short, loose timber ladder upto Belfry.	Fix ladder.	C	100	
4.	3No. arched openings with impost shafts, north appears Anglo-Saxon and is eroded at head. South shaft is eroded and delaminating, west shaft in reasonable condition. Timber flooring is regularly wet by rain; in fair condition. Short loose ladder upto bells. Short loose ladder upto roof hatch. Plastic bird mesh is loose (10.1.2).	Monitor over the quinquennial period.	D(M)	-	
		Fix ladder.	C	Incl.	
		Fix ladder.	C	Incl.	
		Securely fix.	A(M)	50	

10.2 Clocks, bells and frame

1. Pair of small Mears & Stainbank bells (1903) with corroding chime hammers and fittings.


10.3 Roof and ceiling voids and ventilation

1. Attic space above Meeting Room accessible from landing and used for storage, small void over Vestry accessible by hatch. No access to small void over Chancel barrel vault.

- 10.4 Bats No evidence of bats being present

Reference	Condition	Action	Priority	Cost£	Photograph
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### 10.5 Roof structures and ceilings



- |    |   |                                       |      |       |   |
|----|---|---------------------------------------|------|-------|---|
| 1. | Nave has skeletal barrel vault with 3No. widely spaced trusses with propped beam, purlins, rafters and softwood boarding, all dark stained. Daylight visible at Tower abutment. | Investigate daylight gaps from above. | A(M) | Incl. |   |
| 2. | Chancel has stencilled, panelled barrel vault (1986), in excellent condition.   |                                       |      |       |  |
| 3. | North Aisle has trusses at close centres, 2 pairs of purlins, rafters and softwood boarding, all dark stained. Water ingress in southwest corner (see 9.1.3).                   | Repair slipped slates above.          | A(M) | Incl. |   |

### 10.6 Upper floors, balconies and access stairways – none present


- Concrete stair upto 2No. meeting rooms and attic floor in North Transept (1986).

### 10.7 Ground floor





- |    |   |  |      |   |   |
|----|---|--|------|---|---|
| 1. | Nave and North Aisle have red concrete panels in circulation aisles. Seating area finished flush with pitch pine parquet blocks, rotting on underside and uneven in places. | Monitor parquet over quinquennial period | D(M) | - |  |
| 2. | East end of Nave has raised stone dais in excellent condition.  |  |      |   |   |



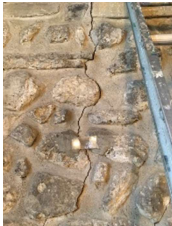
Reference	Condition	Action	Priority	Cost£	Photograph
3.	Choir has mosaic floor lifting in 2No. locations.	Repair before remainder of mosaic becomes loose.	B	600	
4.	Choir stalls have unventilated timber platforms. Good condition except for cracked board north side.				
5.	Chancel has commercial quality tiles in good condition, sandstone step with efflorescence.	Monitor efflorescence over quinquennial period.	D(M)	-	
6.	Sanctuary has encaustic tile and marble, in reasonable condition.				

### 10.8 Partitions, screens and internal doors

1.	Oak screen north side of Chancel has swollen door preventing closure, otherwise in good condition.				
2.	Tower has dark stained plank door with blistered surface.				
3.	North Porch has dark stained arch doors with blistered surface.				
4.	Modern oak fire door to service areas has defective hold-open device.	Overhaul.	B(M)	60	



Reference	Condition	Action	Priority	Cost£	Photograph
5.	Vestry has dark stained plank door in stone surround, finish blistered.				
6.	Bakehouse has painted flush and fire doors in reasonable condition.				
<b>10.9 Internal wall finishes</b>					
1.	All white-painted plaster except pointed rubble at west of Nave, ashlar masonry to Chancel arch, arcade and window surrounds.				
2.	Plaster is in a reasonable condition except at low level where suffering from rising damp on northwest corner of Nave, north and southeast corner of Sanctuary and around the stair/Vestry area upto a height of 1m.	Monitor over quinquennial period.	D(M)	-	
3.	Efflorescence and peeling paint above 2.3m on west wall of South Transept where full height cracking linked to earlier gutter problems.	Monitor over quinquennial period.	D(M)	-	
4.	3No. cracks at west end of Nave south wall above window level.	Monitor over quinquennial period.	D(M)	-	
5.	Southeast corner of Vestry has rusting angle beads and damp plaster coinciding with blocked hopper externally(See 9.2.1)	Unblock hopper	A(M)	Incl.	

Reference	Condition	Action	Priority	Cost£	Photograph
6.	Internal ashlar masonry is suffering from extensive efflorescence upto a height of 1600mm on columns. This is causing serious damage to the surface of the stone.	Monitor over quinquennial period.	D(M)	-	
7.	North Aisle/Porch east pier eroding owing to rising damp.	Monitor over quinquennial period.	D(M)	-	
8.	Nave west wall has 1 – 5mm diagonal crack centrally upto 4.5m with unbroken tell-tale, secondary crack 1-2mm between door head and 3.3m height.	Monitor over quinquennial period/	D(M)	-	



#### 10.10 Monuments, tombs. Plaques etc.

- Alabaster memorials in North Transept are in reasonable condition.
- War memorial in glazed oak case South Transept; in good condition.
- Brass plaque, memorial and incumbent board in North Aisle are in good condition. Update the incumbent board. E 100
- Medieval stone tomb north of Choir is suffering from efflorescence and rising damp. Monitor over quinquennial period. D(M) -



#### 10.11 Vestries meeting rooms, WCs and kitchens and café

- 2No. WCs and kitchen in Bakehouse link are in reasonable condition.

Reference	Condition	Action	Priority	Cost£	Photograph
2.	Octagonal café in Bakehouse link is in reasonable condition with glass artwork in each window.				
3.	Vestry has sink, safes and built-in painted cupboards in reasonable condition. Stone window cill eroding.				
<b>10.12 Fittings, fixtures, furniture and moveable articles</b>					
1.	Oak altar and altar rail in good condition.				
2.	Carved oak pulpit in good condition except for efflorescence at low level.				
3.	Oak lectern matching pulpit in good condition.				
4.	Octagonal marble font with 2No. stone steps and oak cover in excellent condition except for missing cover pull.	Replace pull.	E	100	
5.	Contemporary oak and glass altar (2008) with matching clergy stalls and side table in good condition.				
6.	Door to electric cupboard in North Transept does not close.	Adjust before damaged in operation.	B(M)	50	
7.	Numerous displays and exhibit cases in good condition.				

Reference	Condition	Action	Priority	Cost£	Photograph
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### 10.13 Organ

1. Early Copeman Hart organ with freestanding console and speaker casing above. Last serviced 2019, tuned annually, said to function well.
2. Technics keyboard appears in good condition.

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### 10.14 Accessibility

1. Ramp to central north door provides access to all areas except Chancel and meeting rooms. Second ramp provides direct access to Bakehouse.
2. There is an accessible WC.
3. Hearing loop said to function satisfactorily.

Reference	Condition	Action	Priority	Cost£	Photograph
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## 11. SERVICES

### 11.1 Electrical Installation

- |    |  |  |      |     |  |
|----|--|--|------|-----|--|
| 1. | Mains and meter below ground in North Transept cupboard. |  |      |     |  |
| 2. | White PVC fire-resisting cables.                         |  |      |     |  |
| 3. | Last test 29.01.19                                       |  | B(M) | 700 |  |

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### 11.2 Water installation

- |    |  |  |  |  |  |
|----|--|--|--|--|--|
| 1. | Mains rises in southwest corner of kitchen with difficult-to-reach cut-out access to stopcock. |  |  |  |  |
|----|--|--|--|--|--|

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### 11.3 Gas installation

- |    |   |  |  |  |  |
|----|---|--|--|--|--|
| 1. | Gas meter is in unventilated internal cupboard beneath boilers. |  |  |  |  |
|----|---|--|--|--|--|

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### 11.4 Oil installation – none.

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### 11.5 Heating installation



- |    |  |                     |      |     |  |
|----|--|---------------------|------|-----|--|
| 1. | 2 No. Remeha Quinta-Pro gas boilers with vertical balanced flue through roof.  |                     |      |     |  |
| 2. | Megaflow cylinder, pressure vessel and pumps in first floor Boiler House feed small bore steel pipework and radiators. |                     |      |     |  |
| 3. | Last serviced 2021   | Arrange for service | A(M) | 600 |  |



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### 11.6 Insulation and air leakage.




- |    |                              |  |  |  |  |
|----|------------------------------|--|--|--|--|
| 1. | No insulation seen.          |  |  |  |  |
| 2. | Air leakage low to moderate. |  |  |  |  |

Reference	Condition	Action	Priority	Cost£	Photograph
<b>11.7 Sound system</b>					
1.	Said to function well.				
<b>11.8 Fire precautions</b>					
1.	Emergency escape through 3No. doors north side and Bakehouse south and east doors. Full smoke alarm system and protected means of escape from upper floors.				
2.	Extinguishers: 6L foam and 2Kg CO <sub>2</sub> in Bakehouse 6L foam in stairwell 6L foam adjacent North Porch 6L foam on first floor landing 2Kg CO <sub>2</sub> adjacent central north door.				
3.	Extinguishers last inspected 09.22		A(M)	100	
<b>11.9 Lightning protection</b>					
1.	Copper air rod and cage on Tower with 20mm copper tape running down east side of Tower and northwest corner of Nave, and 10mmØ plastic coated aluminium rod running down southeast corner of Tower.				
2.	Last inspection 29.05.19	Arrange for test	B(M)	200	
<b>11.10 Asbestos</b>					
1.	None seen				
2.	No asbestos survey presented.	Commission asbestos inspection if none available.	B(M)	500	

Reference	Condition	Action	Priority	Cost£	Photograph
<b>12. CHURCHYARD</b>					
<b>12.1 Buildings within the curtilage – none</b>					
1.		Landscaping depicts foundations of early monastic buildings to the south.			
<b>12.2 Ruins maintained by the PCC - none</b>					
<b>12.3 Monuments, tombs and vaults</b>					
1.		The churchyard was cleared of headstones by the local authority in 1960s. Remaining headstones have been placed against the east boundary wall and on ground adjacent. Several have snapped, inscriptions lost on those laid flat.			
2.	Railings to northwest tomb severely corroded.	Prepare and re-paint.	B	300	
<b>12.4 Boundary walls, railings, fencing, hedging and gates</b>					
1.		Steel railings surround the site except for a separately listed stone retaining wall to the former Vicarage to the east.			
2.	Steel railings to 1.3m in concrete plinth; severe corrosion in places, 100mm inward lean to west.	Prepare and re-paint metalwork.	C	4000	
3.	Ashlar stone piers (2015) to west in excellent condition though steel vehicle gates beginning to corrode.	Prepare and re-paint metalwork.	C	Incl.	
4.	Ashlar stone piers (2015) to south in excellent condition though steel pedestrian gate beginning to corrode.	Prepare and re-paint metalwork.	C	Incl.	

Reference	Condition	Action	Priority	Cost£	Photograph
5.	North pedestrian gate corroded.	Prepare and re-paint metalwork.	C	Incl.	
6.	East pedestrian gate closes against loose south post.	Weld post.	B	200	
7.	Loose stone on retaining wall south of parking could cause injury.	Re-bed loose stones in suitable mortar.	B	400	

### 12.5 Hardstanding areas

1.	Resin-bound gravel coating over macadam in good condition except for cracking on slope towards entrance at west.	Repair cracks.	E	400	
2.	Macadam parking area north of vehicular gate and plastic reinforced grass to south in excellent condition. Plastic-reinforced grass to south deteriorating.	Repair/ fill holes and seed before the plastic detaches.	B	100	
3.	Granite steps and macadam footpath with resin-bound gravel to north in good condition.				
4.	Overgrown setts and gravel to south of Nave.	Remove vegetation, prevent re-growth.	B(M)	100	



Reference	Condition	Action	Priority	Cost£	Photograph
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### 12.6 Grassed areas

1. Grass kept mown except for wild flower area to north.
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### 12.7 Notice Board

1. Recent noticeboard adjacent central north door, notices in frames attached to door. Notices in frames attached to door.
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### 12.8 Flood lighting

1. Ashlar stone housings for Tower LED floodlights (2015)
  2. 800mm LED strip lights set in granite cobbles wash elevations with light.
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## 13. TREES

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### 13.1 Identification of trees with preservation orders

1. No information available on preservation orders.
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### 13.2 General health of trees and safety concerns

1. Several mature trees, including poplars, rowan, whitebeam, willow, ash, beech and cherry, appear in healthy condition. 3No. immature Corsican pine (?) in fair condition.
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### 13.3 Impact of trees on nearby walls and buildings

1. Trees are well spaced from buildings and boundary railings.

## Appendix 1: Explanatory Notes for PCCs

- a) The need for a Faculty      The inclusion of an item of work in a Quinquennial Report does not remove the need to seek permission before it is carried out. A Faculty or Archdeacon's consent will normally be required (with the exception of some minor maintenance items).
- b) General limitations of the Quinquennial Report      The Quinquennial Report is a *summary report only* as required by the Inspection of Churches Measure. It is restricted to the condition of the building and its defects and is not a specification for the execution of any necessary repair work and should not be used as such. The Professional Adviser is normally willing to advise the PCC on implementing the recommendations and will, if so requested, prepare a specification, seek tenders and oversee the repairs.
- Woodwork or other parts of the building that are covered, unexposed or inaccessible will not normally be inspected in a Quinquennial Inspection. The Adviser cannot therefore report that any such part is free from defect. The report may include the recommendation that certain areas are opened up for inspection.
- Further specific limitations on access etc. may be noted in the Report text.
- c) Annual Inspections by the Church Wardens      Although the Inspection of Churches Measure requires the Church to be inspected every five years, it should be realised that serious trouble may develop in between surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches Measure 2018 to make an annual inspection of the fabric and furnishings of the Church and to prepare a report for consideration by the meeting of the PCC before the Annual Parochial Church Meeting. Guidance on these inspections and statutory responsibilities can be found on the Churchcare website.
- d) Rainwater gutters and downpipes      One of the most common causes of damage in Churches is the blockage of the rainwater gutters and downpipes. The PCC are strongly advised to either clean out gutters and downpipes at least once a year, or enter into a contract with a local builder for the cleaning.
- e) Insurance cover      The PCC are reminded that insurance cover should be index linked so that adequate cover is maintained against inflation of building costs. Contact should be made with the insurance company to ensure that insurance cover is adequate.
- f) Electrical installation      Any electrical equipment should be tested at least once every quinquennium in accordance with IEE Regulations, and a resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the Church Log Book. Inspections carried out by the Professional Adviser will normally be based on a visual inspection of the main switchboard and certain sections of the wiring selected at random, without the use of instruments.

- g) Lightning conductor Any lightning conductor should be tested every quinquennium in accordance with the current British Standard by a competent engineer and the record of the test results and condition should be kept with the Church Log Book.
- h) Heating installation A proper examination and test should be made of the heating installation by a qualified engineer each summer before the heating season begins, and the report should be kept in the Church Log Book.
- j) Fire extinguishers A minimum of two water type fire extinguishers (sited adjacent to each exit) should be provided and in addition special extinguishers for the organ and boiler house. Large Churches will require more extinguishers and, as a general rule, one water extinguisher should be provided for every 250 square metres of floor area. All extinguishers should be inspected annually by a competent engineer to ensure that they are in good working order. Further advice can be obtained from the fire preventilatorion officer of the local fire brigade and from insurers. A summary of the recommendations is as follows:

<u>Location</u>	<u>Type of extinguisher</u>
General areas	Water (one per 250m <sup>2</sup> )
Organ	CO <sub>2</sub>
Boiler House	
Solid fuel boiler	Water
Gas fired boiler	Dry powder
Oil boiler	Foam (or dry powder if electricity on)

Further advice is available on the Churchcare website.

- k) Asbestos It is a duty of the PCC to ensure that an assessment is made of the church to establish whether asbestos is, or is liable to be present. Further advice is available on the Churchcare website.
- l) Equality Act The PCC should understand their responsibilities under the Equality Act 2010. Further advice is available on the Churchcare website.
- m) Protected species The PCC should be aware of their responsibility where bats and other protected species are present in the church buildings. Further advice is available on the Churchcare website