

2024 QUINQUENNIAL INSPECTION SURVEY REPORT

Under the Inspection of Churches Measure 1955
as amended by Ecclesiastical Jurisdiction and The Care of Churches Measure 2018

STOCKTON-ON-TEES: PARISH CHURCH OF ST PETER



Inspection conducted by:

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Job Ref: Q0126

Stockton-on-Tees: Parish Church of St Peter

Diocese:	Durham
Contact:	Dave Lawson
Date of Inspection:	13 th June 2024
Date of Previous Inspection:	19 th March 2019
Survey Conditions:	Overcast with drizzle
Limitations:	The inspection was carried out from ground level using binoculars both inside and out where necessary. Compass bearings throughout this report refer to ecclesiastical orientation. Window reference numbers, where given, refer to the CVMA (Corpus Vitrearum Medii Aevi) system.
Disclaimer:	Woodwork or other parts of the structure which are covered, unexposed or inaccessible have not been inspected and therefore it is not possible to report that any such part of the building is free of defect.
Background:	St Peter's Church is located to Yarm Road in Stockton-on-Tees. It is not located to a conservation area. The building was built in Victorian red brick in 1881, with a significant square tower added in 1906. Planning is traditional with a nave, flanked to the north and south by colonnaded aisles. Exposed smooth metal faced brickwork is ribbon pointed internally and the main roof timbers are exposed in the high ceiling. Oak panelling is used extensively in the chancel and for certain other features. The aisle/nave colonnades are of Caen stone with bases and nicely carved capitals. The pulpit is also of Caen stone with carved decoration. The nave seating is mostly of varnished pine pews, but some have been replaced by chairs to enable a flexible space at the west end. An improved accessible entrance has recently been constructed under the north tower. The church is Grade II* Listed.
Acknowledgements:	Dave Lawson for opening up

Contents

2024 QUINQUENNIAL INSPECTION SURVEY REPORT	1
1.0 Works Since Last Report	5
2.0 General Condition	5
3.0 INTERIOR	6
3.1 Vestry	6
3.9 Chancel	8
3.18 Boiler House	11
3.23 Sunday School Room	12
3.28 Meeting Room	13
3.34 Accessible WC	15
3.39 Male WC	17
3.42 Vestibule	18
3.46 North Aisle	19
3.58 Nave	22
3.67 South Aisle	24
3.73 Tower Base	26
3.79 Tower First Stage	28
4.0 EXTERIOR	29
4.1 Roofs	29
4.2 South Nave	29
4.4 South Aisle Roof	29
4.6 Chancel South	30
4.7 Meeting Room North	30
4.8 Meeting Room South	30
4.10 North Chancel	31
4.12 North Nave	31
4.14 North Aisle	32
4.16 Porch West	32
4.17 Porch East	32
4.18 Rainwater Goods	33
4.20 Walling	33
4.21 South Elevation	33
4.25 Meeting Room	34
4.27 Vestry East	35
4.29 East Vestry	36
4.30 North Vestry	36
4.33 Meeting Room East	37
4.37 Chancel South	38
4.41 Chancel East	40
4.44 North Aisle East	41
4.46 North Elevation	41

4.48 West Elevation	42
4.52 South Aisle West.....	43
4.56 Porch.....	44
4.60 Tower	46
4.61 Tower East.....	46
4.63 Tower North	47
4.64 Tower West.....	47
4.67 Tower South.....	48
5.0 EXTERNAL ENVIRONS	49

1.0 Works Since Last Report

- New Vestry
- New entrance
- Ongoing kitchen installation

2.0 General Condition

On the day of inspection the work to install the new kitchen was ongoing. The PCC have worked incredibly hard over a number of years to implement a significant phased project to improve facilities and access to the building. This work is excellent and it stands the building in very good stead for the future.

There does need to be some work over the quinquennium to ensure that some of the larger maintenance items are taken care of, such as a gutter overhaul and some repointing.

The inspection below outlines the condition of the building and categorises works as follows:

Urgent, requiring immediate attention	1
Requires attention within 12 months	2
Requires attention within the next 12 - 24 months	3
Requires attention within the quinquennial period	4
A desirable improvement with no timescale	5
To be kept under observation over the quinquennium	0

3.0 INTERIOR

3.1 Vestry

The newly created vestry is in what used to be the organ chamber. The organ has been removed and the space has been refurbished to house the new vestry. Windows have been repaired and significantly overhauled and new flooring and glazing has been added.

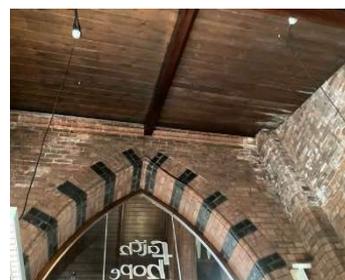


- 3.2 There is a lean-to ceiling, with purlins and a principal rafter with boarding between. In the south-western corner there is a significant amount of staining. This is understood to be historic from a now repaired roof leak. There are a couple of other areas of staining on the roof, particularly towards the lower reaches and they should be kept under observation.



O

- 3.3 Walling is brick lined with a hard dark coloured mortar. The brickwork is generally in very good condition, with the exception of the south-western wall where there is salting. This is particularly noticeable in the south-western corner, and would benefit from being brushed off and repointed.



2

£2,000

- 3.4 The windows are generally in very good condition. They have been overhauled recently and consequently are in excellent order.



- 3.5 There is a fracture over the eastern window which was repaired during the recent works and the fracture has been filled with mortar for purposes of monitoring. On the day of the inspection the fracture was full and had not reopened. This should be reviewed at the next inspection to ensure that the intervention remains stable.



- 3.6 There was a little bit of salting in the north-eastern corner, particularly on the eastern wall. It seems likely this is related to water ingressing into the wall above. The wall requires repointing very carefully in a soft lime mortar.



- 3.7 Within the floor there is an access hatch to the former organ blower chamber. This has a secure timber hatch and is currently used for storage. There was a little bit of salting to the brickwork. Generally the space seemed to be relatively dry and in good condition.



- 3.8 Flooring is generally in good condition, but there is a little bit of trim coming away from the floor hatch which requires resealing.



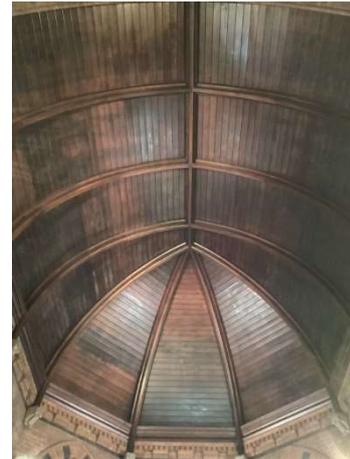
2 £200

3.9 Chancel

The chancel is brick lined with a timber wainscoting to dado level. The roof is timber barrel vaulted, with hips into the apse supported off stone corbels. Flooring is stone flagged up a single step, with two steps from the nave and three steps to the altar. There is a carved timber reredos.



3.10 The barrel vaulted ceiling appears to be in good condition. There is little, if any, staining within the roof structure. All appears to be in good order.



3.11 Walling is for the most part in good condition. Pointing is tight and bricks are in good condition. Like much of the rest of the building, it has suffered in areas where water ingress has taken place and where that has happened bricks are quite heavily salted.

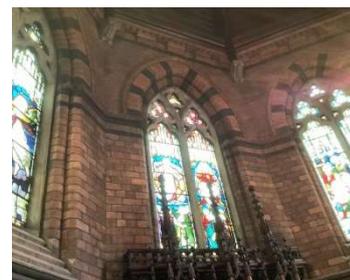


3.12 At either side of the chancel, although most pressing on the south side, there is a significant amount of salting. It seems likely, given the level of this, that this is due to either a flashing or a guttering issue. Once this issue has been resolved the brick should be carefully brushed off and the areas repointed, and the walling should very slowly dry out.



2 £3,000

3.13 Three stained glass windows off the apse broadly seem to be in good condition. There is a little bit of bowing to the windows, but for the most part the glazing is straight, saddle bars tight and well fixed and copper ties are intact.



3.14 The plain glazed window seems in reasonable condition, but there is a little bit of openness through the tracery, particularly on the southern side. It would be useful to fill these with mortar. There is a fracture that continues through the cill of the southern window, and it seems likely that this openness to the tracery is related to that. Filling both with mortar would allow for monitoring.



2 £500

3.15 Timber panelling and reredos appears to be in good condition.



3.16 Pews are sat on timber pew platforms and where tested these appear to be in good condition.



3.17 During the quinquennium the organ has been removed and the organ opening has been infilled with glazing. This has been completed neatly and all appears to be in good order.



3.18 Boiler House

The boiler house is a subterranean space accessed down a staircase in the east of the church. It has brick lined walls, which have been previously rendered, with a concrete floor and a concrete and steel vaulted ceiling.



3.19 The space houses the two gas fired boilers which have been serviced recently.



3.20 The ceiling is a steel and concrete vaulted structure. The steel beams require de-rusting and redecoration.



3 £500

3.21 Walling is brick lined with a generally failing render. The render and the brickwork is heavily salted. In a subterranean space like this salting brickwork is not unusual. It can be assisted by repointing in a soft lime mortar. However, there are other priorities for the church.



3.22 There is a sump pump to the southern side of the space and this is on a float system. Generally it seems to function well and there was water sitting in the sump, but all generally appeared to be in good condition.



3.23 Sunday School Room

The Sunday school room is plastered and painted, with a timber dado rail. There is a suspended grid system ceiling and carpeted floor. The room is currently being used for additional storage while building work is carried out.



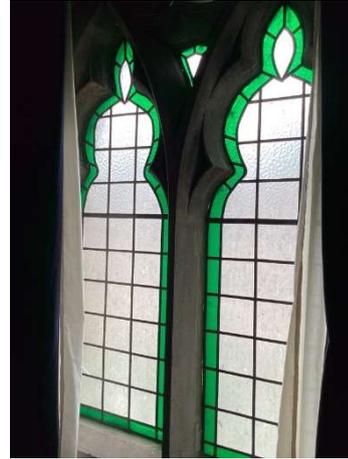
- 3.24 The grid system ceiling also houses the light fittings. There is a little bit of staining within the corners. However, this is understood to have been historic water ingress and has now been resolved. Ceiling is functional, if a little tired.



- 3.25 Walling is generally in good condition. There is a little bit of staining in the north-eastern corner where there has been some historic ingress, but otherwise walling is in good order.



3.26 The plain glazed square quarried windows seem to be in reasonable condition. There are no saddle bars and there are quite a few cracked quarries throughout, but generally they seem relatively straight and in reasonable order, although the broken quarries should be replaced.



3 £1,000

3.27 Generally flooring is in good condition. It is carpeted throughout.



3.28 Meeting Room

The meeting room has a suspended grid system ceiling with integral strip lighting. Walls are plastered and painted, with the brick dressings painted but remaining around the windows. The WC is to the south side and the floor is parquet.



- 3.29 The ceiling is a little stained in places and there are now historic leaks which have left a mark on the ceiling tiles. There are also a couple of broken tiles which should be replaced.



- 3.30 Towards the southern side of the space, there are some fractures on both the southern wall and on the eastern wall. These appear to be fairly minor movement fractures, but nonetheless given that the building is quite old, it does seem unusual to see settlement after so long. The fracture should be filled and painted over so that they can be monitored and reviewed at the next inspection.



2 £500

- 3.31 Windows are generally in reasonable condition. There is a little bit of bowing to the window and the lead comes in places are missing or damaged, this requires work. Hopper vents seem to be in reasonable condition, but appear to have been fixed shut. There are also broken quarries which would benefit from repair. Other than that saddle bars and copper ties seem to be intact and the majority of the glazing is in good order, with the exception of the above items.



3.32 Damaged or missing lead comes should be repaired.



3 £1,000

3.33 The parquet flooring is in reasonable condition, but it is quite uneven and it is quite worn in places, particularly near the entrance where it would probably benefit from a little bit of an overhaul. There are also some areas where the parquet is a little loose and again a little overhaul would be beneficial.



3 £2,000

3.34 Accessible WC

The accessible WC is generally in fair condition and appears to be broadly compliant with current regulations. It would benefit from colour contrasting grab rails.



5 £500

3.35 Ceiling is timber boarding, walls are tiled and the floor is vinyl.



3.36 The vinyl floor has been repaired and is continuing to split, it would benefit from being recovered.



2 £500

3.37 The baby changing unit has got a changing mat on it which is preventing it from closing properly. This could cause difficulty with somebody entering the WC with a wheelchair as it impinges into the space. The changing mat should be removed so that the unit can close properly.



2 £0

3.38 The window and opener appear to be in good condition.



3.39 Male WC

Male WC is accessed from the vestibule via the back door. It has a timber boarded ceiling, tile lined walls, WC and sink, and a vinyl floor.



3.40 Some of the tiles have been removed from the walling which shows the fracture which has appeared within the eastern wall and over the southern wall. It is understood that a tree has been removed from the vicinity, and these fractures have appeared in the meeting room and surrounding accommodation. The fractures need to be made good and monitored.



2 £500

3.41 Flooring is generally in reasonable condition, but is worn in places. It would probably benefit from replacement.



5 £500

3.42 Vestibule

The vestibule has a painted timber panel to the ceiling, plastered and painted walls, and a vinyl floor covering.



3.43 Like the adjacent male WC, there is a little bit of separation on the south side where some slight movement has taken place. Again, this needs to be repaired and monitored.



0 £500

3.44 The door requires decoration within the quinquennium.



4 £500

3.45 The flooring is in reasonable condition, although looks a little tired.



3.46 North Aisle

The north aisle has a lean-to roof with trusses braced from stone corbels, and arcading to the south. There are plaster panels between the elements of the roof structure. The walls are brick lined and the floor is boarded where the pews once were, and parquet in the aisles. There is a screen separating the entrance to the vestry and a further screen which is currently used for storage. A temporary kitchen has been set up in this aisle while work is ongoing in the south aisle to create a permanent kitchen.



3.47 The plaster is in relatively poor condition. The main structural elements of the roof seem sound, but the plaster panelling between has significant areas of peeling paint, and there are fractures within some of the plasterwork. This particular type of ceiling is very vulnerable to water ingress, and particularly the connection between the lath and plaster is failing. The ceiling requires inspection at close quarters to understand if the connection between the lath and plaster remains secure. If it is, the loose materials can be stripped off and the area can be repaired and redecorated. If it is not, it may be that the plaster requires removal and it needs re-lathing and plastering. Initially close inspection is required.



3.48 The ceiling is at its worst at the western end, and it seems that this would be a good place to start examining the condition of the ceiling.



2 £2,000

3.49 Walling is generally in reasonable condition, pointing is for the most part tight and there are a few areas of salting. On the southern wall there is a little bit of salting at high level which generally seems to be associated with the position of rainwater goods, which have probably failed or overtopped in places, and there is a little bit of low level salting. It's difficult to know whether this is to do with issues with heating or whether there are any leaking pipes or whether there is an issue externally. Again anything in places where they may well be associated with failing rainwater goods should be brushed off and the area should be repointed.



2 £500

3.50 At high level in the south-eastern corner there is a significant amount of salting. This is from a failed high level downpipe. As this has now been resolved the salting will eventually wear away. However, brushing it and repointing the joints would be helpful.



2 £5,000

3.51 Windows are generally in reasonable condition, although the hopper vents are a little bit rusty, but for the most part the glazing is relatively straight, saddle bars and copper ties appear to be present and intact, and generally the windows appear to be in reasonable condition.



3.52 Hopper vents may require an overhaul. There are some areas of missing or damaged metalwork and damaged glazing. In addition, the hopper vent does not appear to be functional as the strings are missing. They should be overhauled so that they are in good working order.



2 £2,000

3.53 Within the screen at the western end of the aisle, the fan light panel has bowed and the bowing has fractured some of the glazing. This panel requires removal, replacement and repair. Lower down there is some broken quarries which could be picked up at the same time.



2 £3,000

3.54 The timber screen and fixtures and fittings all appear to be in good order. These will be overhauled as part of the next phase of work and the new toilets will be fitted within the screening.



3.55 Flooring generally appears to be in good condition. There are boards where the pews have been removed in the northern part of the aisle and there is parquet along the aisle itself. There is a little bit of unevenness within the transition between the surfaces.



3.56 At the west end there is some salting at low level. This area is used for storage so it is a little difficult to see, however, some significant repointing and examining of this will need to take place as the toilet work is carried out.



2 £5,000

3.57 There is quite a significant dip in the floor and separation between the entrance to the vestry and the aisle floor. Both floors seem to be relatively stable, but there is a significant gap and a trip hazard here. It seems that this could probably be overcome with a simple timber fillet.



2 £500

3.58 Nave

Nave has large tied trusses with frame rafters between. Walls are brick lined onto stone arcading. There are some fixed pews sat on pew platforms towards the east and the west has been cleared of pews and is now chairs. The font sits at the west end.



3.59 The roof structure looks to be in reasonable condition. However, the plastered panels between the rafters have suffered the same fate as those in the northern and southern aisle, and these plaster panels are in quite poor condition. Again, these will need to be examined at close quarters to establish if they are secure. There are quite a few fractures within some of these plastered panels and it's important to establish how well adhered the plaster is to the substrate. Access will need to be made available to examine these and then a decision can be made on their repair.



2 £5,000

It is quite important that the PCC monitor this quite carefully, and should there be any plaster falls then it may be that netting is necessary to protect the users of the building.

3.60 Walling is for the most part in good condition. There are some areas of salting, but generally the walls are well pointed and the brickwork is in good condition.



3.61 Salting and open jointing is mainly present at the eastern end where there have been failures in the rainwater goods. Certainly in the north-eastern and south-eastern corners adjacent to the chancel arch are the most notable areas. It is understood that this water ingress is now resolved and so it will take some time for the salting to work its way out of the brickwork. There are a number of ways in which this process can be sped up a bit. If access is available brushing off the surfaces and repointing will assist in the drying out process.



3 £5,000

3.62 Flooring is generally in reasonable condition. There is a little bit of movement in the floor around the westernmost pillars and this is going to be repaired as part of the current works. Otherwise pews are sat on level timber platforms, with a parquet aisle, and generally appears to be in good condition.



3.63 The PCC should, however, just keep an eye on some areas of the parquet where there does appear to have been suitably fresh damage. It might be that this is just from wear and tear, but it's also possible that it has come from a little bit of dampness within the timber. This should be kept under observation, and if there is a worsening of these areas, the architect should be informed so that a programme of treatment can be carried out in the future.



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3.64 Large western window as viewed from below appears to be in good condition. The glazing for the most part seems to be relatively straight and saddle bars and copper ties, as far as could be seen, seem to be intact. The tracery areas were a little difficult to view from below, but broadly speaking looked in reasonable order.



3.65 The tracery windows were somewhat difficult to view from below. However, from what could be seen, they appear to be in reasonable condition. The glazing is apparently straight, and from what could be seen, all elements such as saddle bars and copper ties seem to be intact, however, none of the hopper vents are operational which is a shame and it would be a desirable improvement to bring these back into use.



3.66 The hopper vents also appeared to be starting to rust and these will probably need redecoration during the quinquennium. They could be overhauled and brought back into use at the same time.



4 £5,000

3.67 South Aisle

The south aisle is brick lined with a lean-to roof, with braces supported from stone corbels and level pew platforms, with parquet in the aisles. The south aisle is currently undergoing a significant building project, with the creation of a new kitchen. The flower room, which at the time of inspection is at the eastern end of the aisle, will be removed as part of this process, and as such it has not been included in this report, as by the time the report is issued the flower room will no longer exist.



3.68 Ceiling is in a very similar condition to the rest of the building and very similar comments apply. Although the timber structure appears to be in good order there is a significant amount of peeling paint from the plastered elements of the ceiling. Some work has been carried out over the new kitchen to test the ceiling at the western end of the aisle and this seems to be sound, and so there is some hope that actually the remainder of the ceiling may well be in reasonable condition. However, the same comments apply, ultimately a programme of testing the adhesion between the lath and plaster needs carrying out before the loose paint is removed and any repairs are carried out, and it is redecorated.



3 £5,000

3.69 Walls are brick lined and the timber wainscoting extends part of the way down the aisle. Beyond this, particularly where the pews have been removed, there is quite a significant amount of salting. This should be brushed off and the joints raked out and repointed, which will hopefully help the salting work its way out of the walls. It is suggested that this is monitored over the quinquennium.



3 £500

3.70 There are four stained glass windows in this aisle, a mixture of Victorian ones and relatively modern stained glass windows. All seem broadly in good condition. Saddle bars and copper ties appear to be intact across all four of these windows. There is, however, a little bit of bowing to the lower reaches of the two western Victorian windows, and they should be kept under observation.



0

3.71 There is a fracture through the cill of the easternmost window and this should be repointed.



2 £100

3.72 The western end of the southern aisle and the western porch have not been examined as part of the survey. They are currently undergoing a significant building project and as such their condition is likely to have altered by the time the report is issued.



3.73 Tower Base

The tower base has the ceiling of the floor above. It is brick lined with screens to the east and the south, a window in the west end and doors to the north. The flooring is a recently replaced clay tiled floor. This space is about to have some new glazed doors installed to provide a draught lobby and allow the main entrance doors to be kept open.



3.74 The ceiling has decorative boxing to the joists and is boarded between. There is quite a bit of staining to the ceiling and splitting to some of the timberwork, and there are quite significant gaps at the western side. Given the concerning condition of the flooring above and the apparent pigeon ingress, it is certainly going to be worth looking at this floor from above and confirming that the structural elements of it all are intact beyond this. The floor needs monitoring as it does look as if it has taken some water from above.



2 £500

3.75 Walling appeared in reasonable condition. There is some low level salting in this space, as there is in other parts of the building. However, it is pleasing to see that this has improved over the last few months since the addition of the limecrete floor and some repointing, and so hopefully it will continue to dry out.



3.76 The timber doors and screens are generally in good condition, with the exception of the glazing and light to the east, which was noted in the aisle section of this report.



3.77 There is a stepped fracture running through the western elevation, and this should be raked out and repointed and then monitored over the quinquennium.



○ £500

3.78 The new floor is generally in good condition, and appears to have bedded in very well.



3.79 Tower First Stage

The tower is brick lined and the first stage had a timber floor and the ceiling is the underside of the floor above. There was a vertical hopped ladder to the next tower stage. Unfortunately on the day of inspection the volume of pigeon guano meant that it would be unsafe to climb any further into the tower.



3.80 The floor above was supported on stone corbels. A couple of these were quite heavily spalled and should be kept under observation.



3.81 The entrance door requires re-decoration.



3.82 Pigeons and guano should be cleared.



4.0 EXTERIOR

4.1 Roofs

4.2 South Nave

The south nave roof is Welsh slate with a lead flashing and brick weathering course to each end. The ridge is clay. Generally the roof appears to be in good condition, with no noted slipped, chipped or missing slates. There are a couple of areas of slight unevenness, but generally speaking the roof appears to be in good condition.



- 4.3 The significant vegetation should be removed from the parapet edges.



2 £3,000

4.4 South Aisle Roof

The south aisle roof is also Welsh slate with lead substitute valleys and lead flashing against the nave and at the east end. The downpipes are carried over the roof. Generally it seems to be in reasonable condition. There is a single slate sitting in one of the valley gutters which should be cleared, but otherwise the roof seems to be in relatively good condition.



- 4.5 The slate sitting in the eastern valley gutter should be removed.



2 £500

4.6 Chancel South

The southern elevation of the chancel is Welsh slate with a clay ridge. There is a lead flashing around the chimney set. Again, generally this appears to be in good condition. The slating looks to be relatively straight here, with no obvious chipped or missing slates. The lead flashings also appear to be in good order.



4.7 Meeting Room North

The northern elevation of the meeting room seems to be in good condition. It is Welsh slate with a modern clay ridge and lead flashings at each end. From what could be seen from the ground the roof covering appears to be in good condition, with no obvious chipped or missing slates. The valleys are in lead and seem to be in good order.



4.8 Meeting Room South

The south elevation of the meeting room is also Welsh slate with lead flashings and a clay ridge.



4.9 Pointing to the eastern flashing and the western flashing couldn't be seen from the ground, and so this should be inspected by a roofer. The missing pointing to the flashing should be repointed.



2 £500

4.10 North Chancel

The northern elevation of the chancel is generally in reasonable condition. There is a little bit of moss cover to the side of the roof. Its Welsh slate with lead flashings against the nave and a clay ridge.



4.11 There is a slate missing from this section of the roof. This should be replaced when access is available.



2 £500

4.12 North Nave

The north nave seems broadly in good condition. It's Welsh slate with a lead flashing at each end and a clay ridge. Again, there is a little bit of moss on this roof which can wash down and block gutters. Broadly speaking it is in reasonable condition.



4.13 Again, there is some vegetation growing out of the roof and parapet which requires removal.



2 £500

4.14 North Aisle

The north aisle is Welsh slate. There are lead flashings against the nave and a lead substitute against the tower. The rainwater goods are carried in cast-iron over this roof. Generally speaking the roof appears in reasonable condition.



- 4.15 Vegetation should be removed from joints, and then treated with herbicide and repointed.



2 £500

4.16 Porch West

The western elevation of the porch is Welsh slate with a clay ridge, lead flashings and a lead gutter. There is a little bit of moss on this roof, but generally speaking it's in good condition. Slating appears to be in good order.



4.17 Porch East

The eastern elevation of the porch is generally in reasonable condition, again it is Welsh slate with cast-iron and lead flashings. Generally speaking, it appears in good condition.



4.18 Rainwater Goods

Rainwater goods are cast-iron and generally large format. However, they are in desperate need of redecoration, particularly those that are carried over the aisle roofs. They should be redecorated.



2 £15,000

4.19 Rainwater goods are also in need of clearing. The gutters particularly had vegetation in them. It is suggested that the entire system is cleared and tested to ensure that it is functional.



2 £2,000

4.20 Walling

4.21 South Elevation

The southern elevation of the church has a brick built clerestory and south aisle. Generally across the elevation pointing is, for the most part, relatively tight, and generally the walling is in good condition.



4.22 Particularly at low level there is some open jointing around the buttresses. A programme of raking out and repointing up, perhaps one elevation at a time picking up on open joints, would be beneficial.



3 £5,000

4.23 Areas of vegetation, particularly in the first buttress from the east. This should be removed, the open joint treated with herbicide and then repointed.



2 £500

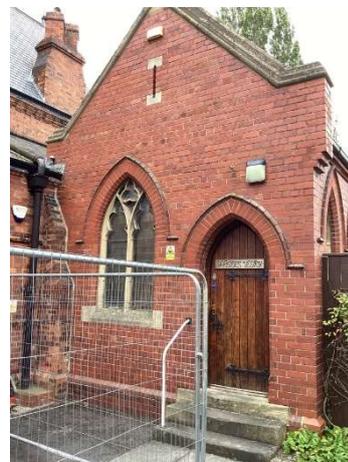
4.24 Clerestory and lower windows are all covered in a perspex protective cover. It would be a desirable improvement to replace this with a stainless steel window guard. Particularly as the plastic has become very discoloured and as such they are limiting the light that enters.



5 £5,000

4.25 Meeting Room

The western elevation to the meeting room is generally in good condition. The brickwork and pointing seem to be in generally good order.



4.26 The door would benefit from redecoration.



2 £500

4.27 Vestry East

The eastern elevations of the vestry generally appear to be in good condition. Pointing generally seems tight and the elevation seems to be in good order.



4.28 There is a little bit of evidence of the movement that has taken place over in the heads of the two westernmost windows and through the cill of the central lancet window. They should be repointed so that they can be monitored.



2 £500

4.29 East Vestry

The eastern elevation of the vestry is a blind elevation. The brickwork and pointing appear to be in good order. However, the handrail of the ramp would benefit from redecoration.



4.30 North Vestry

The northern elevation of the vestry is brick built, there is a window and door, and all appears to be in good condition. Pointing seems tight and brickwork is holding up well.



4.31 The door would benefit from redecoration and repair, where the lock appears to have been forced.



2 £500

4.32 There is a slight separation between the upper section of the tracery and the hood of the window. They should be pointed and monitored. It may be that a mason actually secures this with some pins.



2 £3,000

4.33 Meeting Room East

The eastern elevation of the meeting room is generally in reasonable condition. The brickwork is in good order and mostly pointing is fairly tight.



4.34 At high level there is a fracture running through the parapet that appears to have been caused by the vegetation that has taken hold within the brickwork. The vegetation needs removing as soon as possible and the fracture pointing back up.



2 £500

4.35 There is some open jointing through the brickwork, below the weathering course level, and this would benefit from being repointed.



3 £500

4.36 Ironmongery on the boiler house requires redecoration.



2 £500

4.37 Chancel South

The south elevation of the chancel is brick built and slopes away as the apse is formed. At high level there is a significant chimney stack.



4.38 There is some open jointing to some of the brickwork to the upper reaches of the chimney stack and there is some vegetation slightly lower. This should be removed.



2 £1,000

4.39 There is vegetation growing at high level, particularly around the buttress. This requires removal and the surrounding open joints to be pointed back up.



2 £500

4.40 The fracture running through the reveal of the window should be pointed and kept under observation.



2 £500

4.41 Chancel East

It was a little difficult to view the eastern elevation of the chancel due to the amount of vegetation growing around the base. However, generally speaking it appears to be in reasonably good condition. The brickwork seems to be in good order and the pointing, for the most part, was fairly tight.



4.42 There are open joints to the tracery of the easternmost window. They should be repointed.



2 £1,000

4.43 The northern elevation generally appears to be in good condition. For the most part, repointing seems in relatively good condition, as did the brickwork.



4.44 North Aisle East

The eastern elevation of the north aisle was also in reasonably good condition. The brickwork and pointing, for the most part, was in reasonable condition.



4.45 At high level there is some vegetation within the parapet and spalling stone and missing pointing lower down. It seems likely that water is entering the wall top here and this has caused the spalling of the bricks and the loss of mortar. Vegetation needs removing and open joints need to be repointed.



2 £2,000

4.46 North Elevation

The north elevation of the nave is brick built and generally in reasonable condition. Pointing and brickwork is, for the most part, in good condition.



4.47 Towards the west end of the north aisle there is quite a bit of salting. This area has been repointed and it does look as if it may now be drying out.



4.48 West Elevation

The west elevation is also brick built and houses the large western window. Like the other elevations, generally speaking the pointing and brickwork is in good condition, with a few exceptions.



- 4.49 To the upper reaches of the southern buttress there is quite a bit of spalling brickwork. This requires some raking out, replacement and repointing.



3

£1,500

- 4.50 At high level within the gable there is some vegetation growing. This requires removal and the area treated.



2

£1,500

4.51 And again with the window, there is quite a bit of vegetation.



2 £1,500

4.52 South Aisle West

The western elevation of the south aisle is also in reasonably good condition, with the exception of the buttress.



4.53 Both the buttress and parapet have quite a bit of vegetation growing out of them, these require raking out and repointing.



2 £2,000

4.54 The signboard requires redecoration.



2 £500

4.55 Tracery is quite soft and the joints are quite open, and it would benefit from raking out and repointing.



2 £500

4.56 Porch

This elevation of the porch is quite open jointed in places, particularly through the middle section. It would benefit from being raked out and repointed where joints are open. This is essentially between the two weathering courses.



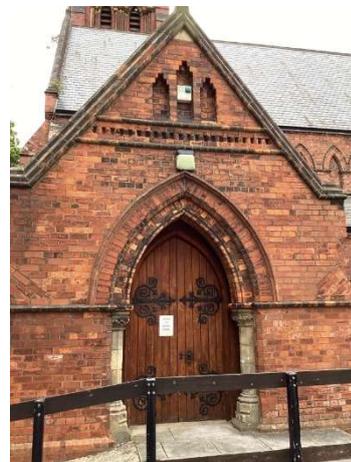
3 £2,000

4.57 The stonework to the window is quite soft and stonework replacement would be beneficial to the northern side, and repointing to the remainder.



3 £2,000

4.58 The southern elevation is generally in reasonably good condition, pointing and brickwork are generally in reasonable order.



4.59 There is some open jointing and soft brickwork. This would benefit from being repointed.



4.60 Tower

4.61 Tower East

The eastern elevation of the tower, as viewed from the ground, is broadly in good order. There is some open jointing which would benefit from being filled, but this is a low priority at present.

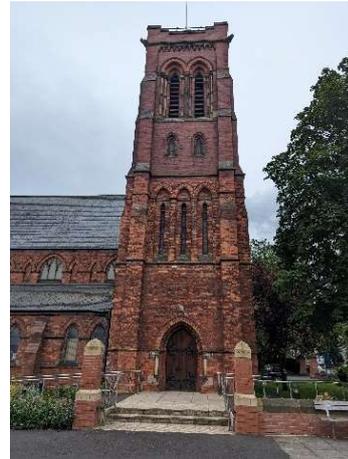


4.62 There is some spalling in some of the stone dressings and this should be kept under observation.



4.63 Tower North

The northern elevation of the tower is broadly in good condition. Brickwork is reasonable, although there are some spalled and open jointed areas. It is a low priority at present though.



4.64 Tower West

The western elevation of the tower is broadly in good condition. Brickwork is reasonable, although there are some spalled and open jointed areas. It is a low priority at present though.



4.65 Viewed through the louvres, it appears that the hatch is missing or has been left off, which would explain the number of pigeons in the tower.



4.66 There was a little open jointing through the stone dressings, this should be kept under observation.



4.67 Tower South

The southern elevation of the tower is in broadly similar condition to the others. Some open jointing, but repair is a low priority.



5.0 EXTERNAL ENVIRONS

- 5.1 The church is surrounded by a brick wall. There are no burials on the site.



- 5.2 The walling and new entrance is in good order.



- 5.3 The new level equal access is in good condition.



GENERAL GUIDANCE NOTES

- A** Electrical installation. Any electrical installation should be tested at least every quinquennium by a registered (ECA, NAPIT, NICEIC or other) electrician. Any repairs or maintenance to the system (excluding additions) must be certified for industrial or commercial work and accredited by UKAS. Such works are scheduled under List 'A' (Faculty Jurisdiction (Amendment) Rules 2019), for which consultation is not required. A resistance and earth continuity test should be obtained on all circuits. The equipment should display a note of the date of the inspection and when the next inspection is due. The engineer's test report should be kept with the Church Log Book. This present report is based upon a visual inspection of the main switchboard and of certain sections of the wiring selected at random, without the use of instruments.
- B** Lightning conductor. Any lightning conductor should be tested every quinquennium in accordance with the current British Standard by a competent engineer approved by the Church Insurers. The record of the test results and conditions should be kept with the Church Log Book. Any work required must be undertaken by an engineer approved by the Church Insurers. Such works are scheduled under List 'A' (Faculty Jurisdiction (Amendment) Rules 2019), for which consultation is not required.
- C** Heating equipment. A qualified engineer should carry out a proper examination and test of the heating apparatus each summer before the heating season begins. Any work required to a gas fitting must be carried out by a person registered under OFTEC or on the Gas Safe Register. Such works are scheduled under List 'A' (Faculty Jurisdiction (Amendment) Rules 2019), for which consultation is not required.
- D** Fire 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. Large Churches will require more extinguishers. As a rule of thumb one water extinguisher should be provided for every 250 square metres of floor area.

Summary:

Location	Type of Extinguisher
General Area	Water
Organ	CO ₂
Boiler House: Solid fuel boiler	Water
Gas fired boiler	Dry Powder
Oil fired boiler	Foam (or dry powder if electricity supply to boiler room cannot easily be isolated).

A competent engineer should inspect all extinguishers annually to ensure that they are in good working order. Further advice can be obtained from the Fire Prevention Officer of the Local Fire Brigade and from your Church Insurers. The introduction, removal or disposal of fire extinguishers are scheduled under List 'A' (Faculty Jurisdiction (Amendment) Rules 2019), for which consultation is not required.

- E** Asbestos. Regulation of the Control of Asbestos at Work Regulations 2002 became law in 2004. This regulation creates a legal duty to manage asbestos in non-domestic premises. Parishes therefore need to find out whether any building in their care contain asbestos. If they do, an assessment of its condition and the risk to users must be made and a plan to manage that risk must be drawn up. The publication 'Managing asbestos: your new legal duties' can be downloaded from www.hse.gov.uk and should help in drawing up the management plan. A copy of the completed plan should be kept into the Log Book.
- F** Insurance. The PCC is 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.
- G** Buried elements. Woodwork or other parts of the building that are covered, unexposed or inaccessible have not been inspected. The Advisor cannot therefore report that any such part of the building is free from defect.

H Repair and maintenance. Although the Measure requires the Church to be inspected every five years, serious trouble may develop in between these surveys if minor defects are left unattended. The Care of Churches and Ecclesiastical Jurisdiction Measure 1991 requires that the Churchwardens make an annual inspection of the fabric and furnishings of the Church, including the safety of Churchyard headstones and other grave markers and prepare a report for consideration by the meeting of the PCC before the Annual Parochial Church Meeting. This must then be presented with any amendments made by the PCC, to the Annual Parochial Meeting. **The PCC is strongly advised to enter a contract with a local builder for the cleaning-out of gutters and downpipes twice a year.** Such works are scheduled under List 'A' (Faculty Jurisdiction (Amendment) Rules 2019), for which consultation is not required.

Further guidance on the inspection and the statutory responsibilities are contained in '*How to Look After Your Church. The Churchwarden's Year*' gives general guidance on routine inspections and housekeeping and general guidance on cleaning is given in '*Handle with Prayer*', both published for the PCC by Church Housing Publishing.

J Nature of this Report. This is a summary report only, as required by the Inspection of Churches Measure. **It is not a specification for the execution of the work and must not be used as such.** Your Inspecting Architect is willing to help the PCC in implementing the recommendations and will, if so required, prepare a specification, seek tenders, and oversee the repairs.

K Legality of repairs. Some of the suggested works will be scheduled under List 'A' (Faculty Jurisdiction (Amendment) Rules 2019), for which consultation is not required. Others will be scheduled under List 'B' (Faculty Jurisdiction (Amendment) Rules 2019), for which consultation with the Archdeacon **is** required and a notice is given in writing that such works can be undertaken without Faculty. Works that can be undertaken under each List are shown under Schedule 1 of The Faculty Jurisdiction (Amendment) Rules 2019 (*Statutory Instrument 2019 No.1184: Ecclesiastical Law, England*). Reference to these Rules should be made when considering any work to the Church, Churchyard, and any building in the Churchyard or under the care of the PCC. Your Inspecting Architect is willing to advise the PCC on these lists and on which repairs will require Faculty, but the PCC is advised to consult the Archdeacon.

PREPARED AND ISSUED BY:



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Alexa Stephens
For **PEARCE BOTTOMLEY ARCHITECTS**

Quinquennial Questionnaire

DIOCESE: DURHAM

PARISH: ST PETERS, STOCKTON-ON-TEES

PROPOSED SURVEY DATE: 13/06/2024

Please answer the relevant questions below and return it to **Pearce Bottomley Architects**

1.0	Churchyard	
1.1	Bats. Are there any known bat colonies roosting in the building?	NO
1.2	Bunals. Are there any burials around the building?	NO
1.3	Trees. Do any trees within the boundary have Tree Preservation Orders on them?	YES
2.0	Building Services	
2.1	Accessibility. When was an accessibility audit last carried out?	NONE
2.2	Electrics. When was the last Periodic Inspection Report?	15/6/2017
2.3	Electrics. Have all the recommendations in the report been addressed?	
2.4	Fire extinguishers. When were these last checked?	07/23
2.5	Heating. Is there a maintenance agreement on all equipment?	YES
2.6	Heating. When was the equipment last checked?	02/12 5/2/24
2.7	Lightning conductor. If there is one, when was it last checked?	02/12
2.8	Loop. Has an induction loop system been installed?	YES
3.0	Administration	
3.1	Insurance. Is it index-linked?	
3.2	Insurance. When was it last assessed?	
3.3	Log Book. When was it last updated?	2009
3.4	Reports. Are all maintenance/test reports kept in the Log Book?	NO
3.5	Termr / Inventory. When was it last signed off?	2018
4.0	Report Distribution	
4.1	Electronic Format. E-mail address(s): <u>sue.mirase@sky.com</u>	
4.2	Paper Format (please note printing costs will be incurred). Name and address of the person to whom the completed report should be sent: No. of copies:	
4.3	Please provide an invoicing and correspondence address -	
	Invoicing Address: <u>5 REETH ROAD, HARTBURN, STOCKTON-ON-TEES, TS18 5HB</u>	Correspondence Address: <u>AS INVOICE</u>

We have completed this questionnaire as fully as possible and to the best of our ability. We confirm that the proposed date & time quoted for the survey are acceptable and convenient to us.

Signed DL

Date 9th JUNE 2024

Name DAVID LAWSON

Position held CHURCHWARDEN

Tel. 07432 636399

090823

Sustainability Countdown to 2030

It will be for the PCC to set its priorities for sustainability improvements, and I would encourage you to use the Practical Path to Net Zero Carbon (PPNZC) appended to this Report to help set these. Some easy tasks are to ensure that the Church is on renewable energy tariffs, and that the building is kept watertight. I would also recommend that you look at the Eco Church scheme – which is available as a printable questionnaire or as an app, <https://ecochurch.arocha.org.uk/>

A practical path to “net zero carbon” for our churches

These recommendations aim to help churches reduce their energy use and associated carbon emissions. They are based on the findings of our church energy audit programme and input from a range of professionals in the field.

NOTE: Many of the suggestions below require faculty; please seek input early on. If the church interior is of historic, artistic, architectural or artistic interest, seek professional & DAC advice first, before making changes; stabilising the environment for these interiors is important to minimise cycles of treatment, with their inherent carbon cost.

A. Where do we start?	These are actions that nearly all churches can benefit from, even low occupancy churches used only on a Sunday. They are relatively easy, with relatively fast pay back. They are a good place for churches to start, when trying to move towards ‘net zero’.
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The building itself:

- A1. Maintain the roof and gutters, to prevent damp entering the building and warm air escaping.
- A2. Fix any broken window panes* and make sure opening windows shut tightly, to reduce heat loss.
- A3. Insulate around heating pipes to direct heat where you want it; this may allow other sources of heat to be reduced in this area.
- A4. If draughts from doors are problematic, draught-proof the gaps* or put up a door-curtain*.
- A5. Consider using rugs/floor-coverings (with breathable backings) and cushions on/around the pews/chairs.

Heating and lighting:

- A6. Switch to 100% renewable electricity, for example through Parish Buying’s energy basket, and “green” gas.
- A7. Match heating settings better to usage, so you only run the heating when necessary*.
- A8. If you have water-filled radiators, try turning-off the heating 15 minutes before the service ends; for most churches this allows the heating system to continue to radiate residual warmth*.
- A9. If you have radiators, add a glycol based “anti-freeze” to your radiator system and review your frost setting.
- A10. Replace lightbulbs with LEDs, where simple replacement is possible.
- A11. Replace floodlights with new LED units.
- A12. If you have internet connection, install a HIVE- or NEST-type heating controller, to better control heating.
- A13. If your current appliances fail, then replace with A+++ appliances.

People and policies:

- A14. Complete the Energy Footprint Tool each year, as part of your Parish Return, & communicate the results.
- A15. Create an Energy Champion who monitors bills and encourages people to turn things off when not needed.
- A16. Write an energy efficiency procurement policy; commit to renewable electricity & A+++ rated appliances.
- A17. Consider moving PCC meetings elsewhere during cold months, rather than running the church heating.

Offset the rest:

- A18. For most low usage “Sunday” churches, once they have taken steps like these, their remaining non-renewable energy use will be very small. For the majority, all they need to do now to be “net zero” is offset the small remaining amount of energy through [Climate Stewards](#) or other reputable schemes.
- A19. Also, think about your church grounds. Is there an area where you could let vegetation or a tree grow?

B. Where do we go next?	These are actions with a reasonably fast pay back for a church with medium energy usage, used a few times a week. Perhaps half of churches should consider them. Most actions cost more than the ones above, and/or require more time and thought. Some require some specialist advice and/or installers. They are often good next steps for those churches with the time and resources to move on further towards ‘net zero’.
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The building itself:

- B1. If you have an uninsulated, easy-to-access roof void, consult with your QI about insulating the loft*.
- B2. If you have problematic draughts from your door, and a door curtain wouldn’t work, consult with your QI about installing a glazed door within your porch, or even a draught-lobby*.
- B3. Consider creating one or more smaller (separately heatable) spaces for smaller events.
- B4. Consider fabric wall-hangings or panels, with an air gap behind, as a barrier between people and cold walls.

Heating and lighting:

- B5. Learn how your building heats/cools and the link to comfort, by using data loggers (with good guidance).
- B6. Improve your heating zones and controls, so you only warm the areas you are using.
- B7. Install TRVs on radiators in meeting rooms & offices, to allow you to control them individually.

	<p>B8. Consider under-pew electric heaters and/or infra-red radiant panel heaters*, which keep people warm without trying to heat the whole church space. Radiant panels are especially good for specific spaces like chapels and transepts, which you might want warm when you don't need the whole church to be warm.</p> <p>B9. If you have radiators, install a magnetic sediment "sludge" filter to extend the life of the system.</p> <p>B10. Consider thermal and/or motion sensors to automatically light the church when visitors come in, for security lights, and for kitchens and WCs.</p> <p>B11. Install an energy-saving device such as Savawatt on your fridge or other commercial appliances.</p> <p>B12. Get your energy supplier to install a smart meter, to better measure the energy you use.</p>
	<p>People and policies:</p> <p>B13. Vary service times with the seasons, so in winter you meet early afternoon when the building is warmer.</p>
<p>C. Getting to zero</p>	<p>These are bigger, more complex, projects, which only busy churches with high energy use are likely to consider. They could reduce energy use significantly, but require substantial work (which itself has a carbon cost) and have a longer payback. They all require professional advice, including input from your DAC.</p>
	<p>The building itself:</p> <p>C1. Draught-proof windows*.</p> <p>C2. If you have an open tower void, insulate or draught-proof the tower ceiling*.</p> <p>C3. Double-glaze or secondary-glaze suitable windows in well-used areas such offices, vestries and halls*.</p> <p>C4. Internally insulate walls in well-used areas such offices, vestries and halls*.</p> <p>C5. If you have pew platforms, consider insulating under the wooden platform with breathable materials*.</p> <p>C6. Reinstate ceilings, and insulate above*.</p> <p>Heating and lighting:</p> <p>C7. Install a new LED lighting system, including all harder-to-reach lights, new fittings & controls.</p> <p>C8. Install solar PV, if you have an appropriate roof and use sufficient daytime electricity in the summer.</p>
<p>D. "Only if..."</p>	<p>These are actions you would do at specific times (such as when reordering is happening) or in very specific circumstances. Nearly all require professional advice, including input from your DAC.</p>
	<p>The building itself:</p> <p>D1. If you are reroofing anyway, then insulate the roof, if appropriate for your roof*.</p> <p>D2. If you have an uninsulated wall with a cavity (typically build 1940 onwards), then insulate the cavity.</p> <p>D3. If the building is regularly used & suitable, such as a church hall, consider appropriate external insulation or render, appropriate for the age and nature of the building*.</p> <p>Heating and lighting:</p> <p>D4. If there's no alternative that does not run on fossil-fuels, then replace an old gas boiler or an oil boiler with a new efficient gas boiler.</p> <p>D5. If yours is a well-used church which you want to keep warm throughout the week, then consider an air or ground source heat pump. Ground source heat pumps are more expensive and invasive to install than air source heat pumps, but run more efficiently once installed, depending on ground conditions.</p> <p>D6. If you are doing a major reordering or lifting the floor anyway, and yours is a very regularly used church, then consider under-floor heating. This can work well in combination with a heat pump (above).</p> <p>Church grounds:</p> <p>D7. If you have car parking that is sufficiently used, EV charging points for electric cars can work out cost neutral or earn a small amount of income for the church. Note, they will <i>increase</i> the church's own energy use, but will support the uptake of electric cars. They could be good in combination with solar PV panels.</p>
<p>E. By exception</p>	<p>These actions are often mentioned in this context, but are generally <u>not</u> recommended, because of the risk of harm to the fabric, energy used, and/or the cost.</p> <ul style="list-style-type: none"> * Standard secondary glazing on the main, historic windows (<i>this can be inefficient, expensive, & cause damage</i>). * Install solar thermal panels to generate hot water (<i>hot water use is generally not high enough to justify it</i>). * Background space heating at all times unless needed for stabilisation of historic interiors (<i>high energy use</i>).

* If interiors are of historic, architectural or artistic interest, seek professional & DAC advice first.

@Archbishops Council April 2020. Queries: catherine.ross@churchofengland.org Cathedral & Church Buildings Division