



QUINQUENNIAL INSPECTION REPORT
of
THE MINSTER CHURCH OF SAINT MICHAEL AND ALL ANGELS AND SAINT BENEDICT
BISCOP, SUNDERLAND

Familiarly known as

SUNDERLAND MINSTER

DIOCESE OF DURHAM
ARCHDEACONRY OF SUNDERLAND
DEANERY OF WEARMOUTH

INSPECTION OF CHURCHES MEASURE 1955
CARE OF CHURCHES & ECCLESIASTICAL JURISDICTION MEASURE 1991

QUINQUENNIAL INSPECTION AND REPORT October 2017
David Beaumont BA (Hons) Grad Dip, RIBA, AABC

beaumont : brown
architects

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REPORT ON THE 2017 QUINQUENNIAL INSPECTION

1.0 INTRODUCTION

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This

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document is in two parts:

The Report is the appraisal of condition and estimated cost priority list;

The Appendix contains the background information of the church plan, guidance notes and routine maintenance guidance.

Date of inspection and weather conditions: 31st August 2017. Sunny and still.

Date of report: November 2017

Report prepared by: *David S Beaumont* RIBA AABC

2.0 LOCATION AND SITE

Address: Sunderland Minster, High Street West, Sunderland, SR1 3ET

Location: In the centre of the city. At the south of High Street West.

National Grid Reference: NZ 39283 56953

3.0 CHURCH AND LISTING DESCRIPTION

Description:

The church has origins in the late 13thC (chancel). By 1806 consisted of W tower, arcaded nave, narrow N and S aisles, the chancel floor was 12 inches lower than now (containing vaults). The nave arcades had been removed and aisle walls raised. Spanned by flat pitched roof to aisles. A narthex was added and galleries on cast iron pillars on three sides of the nave.



Transepts were added 1849-50 by Dobson with deep galleries. Tower modifications also carried out. A southern outer aisle had been added (1806 or 1849?).

Undermining in 1910 caused serious structural defects to the much modified structure, apart from the chancel which had not been much disturbed. Though it has a vault below and the floor has been lowered.

The church was replanned and enlarged to the designs of WD Caroe 1933-35. Retaining the transepts, Caroe heightened the nave, created double arcades, raised the chancel arch and extended the narthex and added porches. A Lady chapel (now Bede chapel) was added to the SE and organ chamber extended and raised (organ rebuilt by Harrisons of Durham).

A western screen joined to a new pulpit was added (screen now remodelled at the west end of the nave).

The foundations were constructed in a reinforced concrete grid. Clipsham limestone has been used externally, Weldon limestone internally. The roofs are English oak. The chancel floor is Ancaster ragstone (it is a limestone). The clock was improved and reset in the tower and bells rehung.

Caroe carried out the work in a neo perpendicular style represented by polygonal concave piers supporting three centre depressed arches. The arch braced roof to the nave with barrel vault to chancel with exposed boarding creates an impressive effect and is one of the region's finest churches.

Internal remodelling was carried out in 1981 to create office, meeting rooms and cafe. The work matches the Caroe standard and contributes to the overall effect. The bells were rehung in 2014. The south aisle roof was replaced in 2015. A new servery in the Choir Vestry is planned for 2017 and HLF funded repairs to the north aisle roof and tower stonework are planned for 2018.



Listing Description:

SUNDERLAND

*NZ3956NW CHURCH LANE 920-1/19/41 (West side) 10/11/78 Church of St Michael
GV II**

Bishopwearmouth parish church. Medieval chancel largely reconstructed; tower c1807; transepts 1849-50 by John Dobson; nave rebuilt with double aisles 1933-5 by WD Caroe; outer aisles partitioned and floors inserted in 1981 by Ian Curry to form community centre.

Coursed squared sandstone with ashlar dressings; ashlar aisles and porches; Welsh slate roof with stone gable copings. Aisled chancel with N vestry; transepts; double-aisled nave clasping W tower; north, south and full-width west porches.

EXTERIOR: Decorated style transepts and chancel, perpendicular aisles and porches. Geometric tracery in 5-light E and 4-light transept windows with roundels in gable peaks. Buttressed 4-bay aisles have 3-light windows, and low porches in E bay with boarded doors recessed in elliptical arches; paired perpendicular clerestory lights. W end has wide, buttressed porch with two doors in elliptical-headed arches, flanked by tall 2-light windows under ramped parapet of pent roof; lower N and S extensions have buttresses on canted corners; W ends of aisles above have central projecting canopied niches rising through stepped parapets to pinnacles.

2 stages of tower above porch have intersecting tracery below and perpendicular tracery in pointed-arched louvred belfry openings below stepped battlemented parapet.

INTERIOR: ashlar; plaster aisles with ashlar dressings. 3-bay nave has high elliptical arcades with polygonal piers; chancel roof wood barrel vault, nave roof arch-braced trusses. Late C13-style piscina and sedilia. Transepts have high quality wood galleries set in E bays of nave arcade. Similar wood screen transferred to W end.

High-quality C20 carved wood organ case and pulpit with sounding board. Medieval font bowl, C17 font with fluted bowl on turned pedestal rising from acanthus leaves, and elaborate C19 font.

MEMORIALS: include 2 medieval grave-covers, one with a stepped base to the incised cross and the other with a foliate cross head, both in W porch; an eroded medieval effigy in the S transept said to be that of Thomas Middleton of Silksworth. Many C18 and C19 memorials, including brass in chancel to William Cockin (d.1889) by Singer and Sons, Frome and London; also in chancel, memorial to John Scott (d.1853) by Lewis and son, Cheltenham. In S transept, high relief depicting a grieving woman, for Stephen Pemberton (d.1831) signed David Dunbar. Plaque in W porch commemorating the munificence of Sir John Priestman enabling the restorations of 1933-5; and a marble memorial to Thomas Wilson, 'one of the proprietors of the Glass Manufactory at Ayres Quay', d.1776.

Glass includes E window 1950 by DM Grant. (Corfe T and Milburn G: Buildings and Beliefs: Sunderland: 1984-: 6 AND 27).

Listing NGR: NZ3928556953

CHURCH LISTING - Grade II

Extract From 'Historic Churches of County Durham', by Peter Ryder

Bishopwearmouth, St Michael (now Sunderland Minster)

Site: In the centre of modern Sunderland, on S side of High Street West.

History: Lapidary evidence of Pre-Conquest origins; earliest record of a rector 1214.

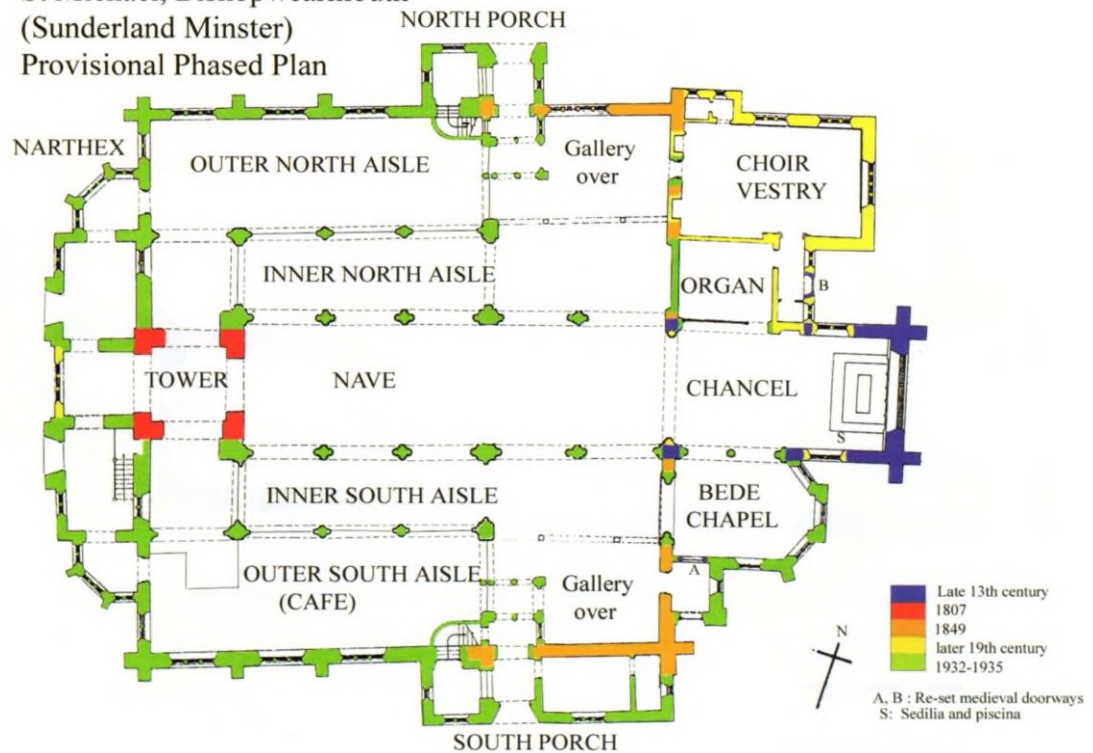
Form: Large and complex church. 5-bay nave with inner and outer aisles, W tower, narthex, transepts, chancel with Bede Chapel on S and Organ Chamber and vestries on N.

Development: Old illustrations show large medieval church with 4-bay nave, perhaps C12, aisles engaging lofty W tower, S porch and chancel with NW chapel and N vestry. Of all this only c1300 chancel survives, with restored features including windows, piscin and sedilia. Remainder rebuilt 1806/7 as 'preaching box' with new W tower; transepts added 1849 (John Dobson) then great remodelling by WD. Carne in 1932-5 removing all 1806/7 work except lower part of tower. Excellent arcades and nave roof; free 'neo-Perp' style. Internal re-ordering and screening off of outer aisles 1981.

Lapidary Material: C11 grave marker, 3 medieval cross slabs, effigy of Thomas Middleton (1400) (S Transept).

Fittings & Furnishings: Mostly of 1932-5, and of good quality. 1902 font. Altar in Bede Chapel incorporates panels from 1632 pulpit. Old Benefactions Boards in transepts.

St Michael, Bishopwearmouth
(Sunderland Minster)
Provisional Phased Plan



4.0 PREVIOUS INSPECTIONS

Recent reports referred to:

April 2005 inspection carried out in March and October 2004 by Christopher Downs B.Arch.
RIBA AABC.

Quinquennial Inspection and Report; June 2012 by the Author.

5.0 SCOPE OF REPORT

- 1 This report is made from a visual inspection from ground level. The tower and boiler house were also inspected.
- 2 Drainage was inspected from ground level only. No testing of the drainage installation has been undertaken.
- 3 The report is restricted to the general condition of the building and its defects.

STRUCTURAL CONDITION

The church is in very good structural condition. Most of it sits on modern foundations. Whilst there is cracking to arch elements that have been reported before, they are not problematic. They are the inevitable result of a multi cellular structure, much modified, with large openings built on raised and disturbed ground.

The cracking noted in previous QI's have been reviewed. There appears to be no changes to the cracks since the last inspection, the crack previously reported at the north transept stairs, towards the nave hasn't changed, as is also the case with the one in the north west corner. The tower has no obvious movement. At the ground floor of the tower there is some loss of pointing at the keystones but this was seen at the last QI and doesn't suggest that there is anything problematic with the tower. Some of the timber roof elements have splits and shakes as consequence of their age, they again they are not requiring attention.

ROOF

The nave, chancel, transept and narthex roofs are in green Westmorland slates to variable widths and diminishing courses, the inner and outer aisles both north and south are in leadwork and flat roofs are felted.

The slate roofs are in good condition, they have been maintained well and the occasional slipped or cracked slate has been attended to. The north west transept nave crossing valley gutter is to be replaced as part of the 2018 GPOW works. The south west has been repaired as part of the 2015 repairs.

Slate roof abutments to water tabling at gables are either lead or mortar pointing with probably soakers under the mortar. The pointing is sound in most cases.

There are felt roofs at the Bede Chapel and south east porch, WCs and north and south porches, due to lead theft in the past. There is possibly leakage in to the boiler room of the former south west porch (seen last time) that should be checked along with the other flat roofs.

The mineral felt can last for 25 years or so and it would help to know when they were installed.

There is a lead roof over the organ loft that is invisible from the ground. But has been cleared of a shrub as part of recent roof maintenance in 2017. However the north transept, east face roof is only accessible by scaffolding and there are slates slipped there. It isn't leaking but should be attended to if there are other works in the area.

The north and south aisles were recovered in lead the 1970's, converting Caroe's original long strip lead that had one step midway, to 5 steps. Due to underside corrosion of undersized and poorly fixed lead, the south inner and outer aisle lead roof covering has now been replaced with thicker lead in 2015 and the opportunity was taken to add insulation and ventilate the roof.

The north side is due for replacement as part of GPOW repair scheme in 2018.

RAINWATER GOODS

The slated roofs have painted, half round cast iron gutters and downpipes. They have been refurbished on the high level south nave and west transept in 2015 but the remainder are rusting and in cases have lost their anti-climb paint. Those high level at the nave and transept on the north will be renewed as part of the 2018 GPOW works.

Downpipes discharge to gulleys which appear in order, they have galvanized mesh over the tops of them which are not completely secure.

Gutters requires refurbishment. There are various leaks, and they are all in poor decorative order. Some down pipes need repair. The north aisle hopper heads need redecoration and are part of the 2018 GPOW works.

WALLS AND MASONRY

Research into the stonework repairs envisaged for the 2018 GPOW works has identified that the tower is made of both original sandstone and the 1930's intervention work by Caroe in Clipsham limestone. There is a known reaction between sandstone and limestone but not much evidence of it. However the original poor quality sandstone in the tower is shaleing in places and there needs to be work done to it.

The more original parts of the transept and chancel are in sandstone and these are in good condition with the occasional stone failing within it, though no work is required presently.

The majority of the church is created from Caroe work in Clipsham limestone and this hard stone is showing no signs of decay. In some instances particularly the south porch and aisle works it sits on a sandstone plinth and this plinth is eroding though not significantly yet.

The south aisle repair works enabled some high level repointing on the south aisle to be carried out and this is in good condition. There are many areas of open joints on the church those these are superficial, they are progressing. They have yet to reach a tipping point but should be planned for in 5- 10 years as a major overhaul of the pointing because patching the pointing as and when will create a disjointed look.

There is a design defect at the west narthex, above and to the sides of the central window, where water runs down and erodes the joints, though it is difficult to see how that can change other than repointing it and if possible should be put into the 2018 GPOW works.

The west window has lost its hood moulding in places and this is due for repair in 2018. As are the open joints on the outer aisle parapet on the north side.

WINDOWS, DOORS AND EXTERNAL JOINERY

Most of the windows in the church are filled with clear glass in rectangular leading; a few at the west have stained-glass, as also has the east window at the chancel and chapel. The narthex features Morris and Co. pictorial glass. There is also a high level pictorial glass on the south clerestory at the west end.

The glazing is protected externally by polycarbonate sheeting carried by painted steel supports and these are showing signs of corrosion albeit none appear to be splitting the surrounding

stonework. A previous QI notes that the external bars have been tipped with stainless steel lugs so it may just be redecoration is required rather than metalwork. The polycarbonate panels are dirty and should be cleaned along with the windows behind them.

Many of the windows have bottom hinged, top operating ventilators and their action needs to be checked. There doesn't appear to be a routine for opening and closing, probably because it is awkward to do. The Minster will want to decide what it wants to do under its housekeeping rules. The open ones do create heat loss.

The deafening chamber window needs complete replacement soon. There's a loss of glazing bar and cracked glass at the south door that invites intruders to break in and needs prompt repair. The external doors are all need decoration soon. The fabric covered doors have tears that should be repaired in time.

FLOORS, FINISHES AND INTERNAL FITTINGS

The floors are a combination of large section herringbone pine timber flooring under pews and large format terracotta tiles to circulation areas.

The entrance lobby, small section quarry tiles, have some open joints as do the large format tiles at the Bede Chapel and foot of the stairs to the office.

The timber flooring in the vestry should be repaired and refinished. If the south transept gallery is to be used in the future its flooring could be redecorated.

The internal wall finishes are a combination of painted plaster and exposed stonework. Most of the painted plaster surfaces are in good condition albeit attention is required to the staining in the café and some modest damp the lower level walls at the narthex, particularly the ladies WC and on the opposite side of the wall at the font in the baptistery.

Throughout the church there are areas of staining to the stone surrounds to windows particularly the narthex, ladies and gents WC, Bede Chapel and café and these should be cleaned as part of the stonework repairs in the future.

When the south roof work was done the opportunity was taken to attend to the decorative finish of the inside café cornice and window heads.

It is regrettable that water ingress has stained the exposed oak boarded ceilings and if funds were available in the longer term future their removal of stains should be considered. The repair method was proved in the café as part of the 2015 works.

The furnishings most of which date from the 1930's work remain in good condition. There is a split to the heads of the N Transept column heads but probably as a result of its construction and best left alone. Above that there is a split to one of the gallery balustrade infill panels but is more difficult to repair and should be left alone.

CURTILAGE

The burial ground is on the church on the south west and north. Part of it was given up for road improvements to the west and north side. It is closed and maintained by the Local Authority.

'St Michael's, Bishopwearmouth: The graveyard contains thousands of bodies. It was closed in 1849 and the tombstones were later used as flagstones'.

'Chequered 150-year history of Wearside resting places'. Sunderland Echo. Online 18 July 2006

Many headstones have been cleared, one lies toppled and needs reorganizing. The grass around it is heavily cleared away with weed killer and the north east area particularly, is not so welcoming visually.

The pathways are showing their age and becoming a trip hazard. They will be best lifted and relayed rather than piecemeal pointing. The grassed areas are kept in good condition and the wild meadow at the south west corner is very attractive.

There is some rubbish in the grounds and this needs clearing up.

The area to the north east is becoming overgrown and creating a damp microclimate affecting the fabric. It is an area for intruders to linger undetected. It would be appropriate to thin out the planting here. Any reduction to trees should be checked for tree preservation orders and the work carried out by a tree surgeon.

The boundary walling to the churchyard is in limestone and sandstone mix to the east. Sandstone to the south west and north and north west.

All the walls have cement repairs and it will be worthwhile to replace this in lime. There are cracks to some walls, some induced by trees and others because of soil load particularly to the tall wall retaining the churchyard at the west.

The west has three major vertical cracks that have been noted in past reports.

However all the walling is now at the point where repairs should be undertaken.

The railings to the north were painted in 2013 but the rust is returning. The railings overall are of a mixed quality and they are rusting in places and splitting stonework. The gates are reasonable but need restraint to be held in the open position.

The position of the south west entrance is now at odds with the primary entrance at the east.

The notice boards would be better in a frame.



7.0 CONDITION AND RECOMMENDATIONS

The following items are the observations made during the inspection. Below the item is a recommendation for work with a letter identifying its priority. In section 8 the same priority items are re ordered into their priority categories.

A- Work requiring urgent attention,

B- Within 1 year

C- Within 2 years

D- Within 5 Years

E- A possible improvement or item to note

M- Routine Maintenance or monitor/watching brief

7.1 SERVICES

The log book was up to date and recorded the work done, including routine testing.

- **Water:** The water service is likely to be underground at the south west side of the church though this has to be checked. There will also be a service at the north west side of the church though the route of the supply to this is unknown.

Recommendation: Establish service route.

- **Foul drainage:** There is an underground pipe system potentially leading to the highway, predominantly on the west and north side.

Recommendation: None.

- **Surface water drainage:** It is likely this hasn't been checked as it also discharges into the same as the foul drains and it is likely to be a combined system.

Recommendation: Establish drainage system.

- A** **Lightning conductor:** The conductor to the flag pole has come down and requires re-erecting, whilst there was a probably a test of the system when the flag pole was replaced in 2012 it does not appear to have been tested since then. The conductor has come away from the flag pole.

Recommendation: Arrange for five yearly test and carry out the recommendations of the test report.

B **Electricity:** The minster has been rewired in the period of 1996 to 2004 in new MICC cable. The difficulty in threading cable through historic fabric has resulted in some surface cabling which would be better hidden if possible.
The refurbishment of the kitchen in 2015 would have yielded a test certificate though none were available at the inspection. The next inspection is due 2018.

Recommendation: Carry out the recommendations of the test report.

- **Lighting:** The church has a combination of original Caroe fittings in the minor areas and the major space has been relit by Lighting Design and Consultancy Bishop Auckland in the late 1990's the system is serviceable.
The café was relit during the 2015 repair works. The building is illuminated externally by both round based floodlights which are looked after by the Local Authority and aisle mounted floodlights. These have been set on new bases on the south aisle and the same will have them on the north next year. The next test is due in 2018.

Recommendation: Carry out the inspection and the recommendation of the test reports.

- **Sound system:** A loop has been installed also with a sound reinforcing system.

Recommendation: None

- **PAT:** – Tested during 2017.

Recommendation: Carry out test.

D **Heating:** The church has two heating installations. One serves an inner heating circuit and the other an outer heating circuit. The outer heating circuit boiler was replaced in 2016 and the heating pipework balanced. This boiler is contained within the basement boiler room at the east end. The inner system is serviced by a modular boiler installed in 1980/81 and is sited within the south east porch. It heats the main worship area with fan convector units, there are limits to the control of both systems but are generally providing good service.

The system used to feed radiators in the clear storey and it is not known if the fittings are still in place. The basement boiler was replaced in 2014.

Both systems are overhauled every two years and inspection is due this year.

Recommendation: Carry out inspection and recommendations of the report.

- **Extension heating (Office heating):** This contains the Worcester boiler which provides hot water to the kitchen and office.

Recommendation: None.

- **Gas meter:** An old style meter is contained at the east end boiler on top of the boiler house.

Recommendation: None.

- **Bells:** The former peal of eight bells on timber frame has been removed and replaced with 10 bells in two stages on steel frames by Pembleton Bell Hangers and Engineers in 2014. There is a slight amount of rust showing through the galvanising but not a problem at the moment. The bells are reported to be sounding well and are inspected regularly by the captain David Cox.

Recommendation: None.

- **Clock:** The dials and glazing were renewed as part of the 2012 tower repair works. It is maintained annually by Smiths of Derby and paid for by the Local Authority.

Recommendation: None.

- **Organ:** The organ was rebuilt by Harrison & Harrison of Durham and the original organ cases were redesign by Caroe to fit the redesigned building. Harrison & Harrison maintain the organ three times a year. Watkins & Watson service the blower annually.

Recommendation: None.

- **Rainwater goods:** - Inspected in November annually by David Ferguson Ltd.

Recommendation: None.

7.2 GENERAL

Churchyard: The churchyard is closed and the responsibility of maintenance lies with the Local Authority.

Recommendation: None.

- **Trees:** Two trees have been removed by the east gate and another hard pruned at the south side by the Local Authority. The north east side of the yard is a little overgrown with trees and provides shelter for anti-social activities and so these should be cut back.

Recommendation: Cut back north west trees.

- **Access for the Disabled:** The PCC has a resolution in place which addresses the requirements of the Discrimination Against Disabled Act. An access audit has been carried out and a written record is retained in the Parish records.

Recommendation: None.

- **Wheelchair access:** There is level access from the south side of the church to the south entrance and from there on there is level access up to the lower chancel platform. There is no disabled access from the north of the site, whilst there is a stepped and ramped approach this is not manageable in a wheelchair.

Recommendation: Consider reconfiguring north access.

- **Fire matters:** The PCC have carried out or arrange a Fire Risk Assessment in accordance with latest Regulatory Reform (Fire) Order 2006 in circa 2013.

Fire extinguishers noted:

1 no. foam 2lt.

11 no. foam 6 lt.

6 no. Co2, 2kg.

1 no. fire blanket.

Last inspected in September 2016.

Recommendation: Annual test due.

H & S policy: The policy for the church was updated in 2013. Fire risk and analysis carried out in 2013.

Recommendation: Review and update the policies.

- **Insurance:** The church is insured by the Ecclesiastical.

Recommendation: None.

- **Asbestos:** A report for the south aisle was carried out in 2015 and none was found.

The PCC need to create an Asbestos Register outlining the presence (or not) of any asbestos within the building.

Recommendation: Carry out an asbestos register.

- **Bats:** Survey was carried out in 2014 By Veronica Howard and no bats were reported. It was recently updated in 2016.
Recommendation: None.

7.3 WORK SINCE LAST INSPECTION

Insert list

2012

Jan	9	Keith Jackson Plumbing	Repairs to boiler
	26	Paul Douglas	Lightening conductor and protective cap
	26	GN Locksmiths	New lock for Antiquarians door + 8 keys
Mar	6	Blaydon Communications Ltd.	Resiting of sound desk
June	14	Platinum Electrical Contractors	Electrical alterations in kitchen
July	9	Auger Solutions	Water leak repairs excess. Remedial works to water supply
Aug	24	GM and G Marley	Repairs to shop door
Oct	23	Safe and Sure	Fire extinguishers, etc.
	23	Heating Services NE	Boiler repairs
	23	A1 Electrical Contractors	Power failure callout
Dec	11	David Ferguson Ltd	Repairs to roof
Jan	9	Watkins and Watson	Organ blower and humidifier
Nov	11	Watkins and Watson	Organ blower and humidifier

2013

Jan	11	<i>Heating Service (NE) Ltd. Boiler repair</i>	
Feb	20	<i>David Ferguson Roof repair and gutter clearing</i>	
	19	<i>Gentoo Electrical, Heating, and Smoke Detectors.</i>	
May		<i>Removal of 2 Hawthorn trees at East wall near gate</i>	
Jun	18	<i>Gentoo Group Ltd EAW testing repairs</i>	
Sept	6	<i>A Newton. Glass for reframing Caroe pictures</i>	
Oct	11	<i>Heating Service (NE) Ltd. Heating service</i>	
	25	<i>Heating Services (NE) Repairs to wiring on big boiler</i>	
	25	<i>Safe and Sure Fire extinguishers service and replacements</i>	

2014

Mar	18	David S Ferguson Inspection of lead roofs	
Jul	25	J & J Glaziers	Repairs to 2 broken windows in N Lobby
Aug	28	Heating Service NE Ltd	Boiler maintenance
Sept	23	Anglian pumping Pump for boiler house	
	29	V Howard. Bat survey	
Oct	23	AELS. Asbestos survey	
	20	Safe and Sure. Fire extinguisher maintenance	
Nov	14	AJS Locksmith. 3 keys for S door	
Nov	11	David S Ferguson 723.60 Investigative cleaning in café, 600.00 gutter cleaning	
		David S Ferguson 624.00 access to tower roof	
Dec	1	Watkins & Watson	Organ blower maintenance
		Tyneside Piano Co	Repairs to piano wheels
	8	Heating Services NE	Boiler & Heating System
	22	Blaydon Communications	Repairs to sound system
	29	JH Partners	Boiler replacement works

2015

February	23	<i>Blaydon Communications Repairs to sound system</i>	
March		<i>Outer ring replacement boiler and repairs to boiler house roof</i>	

May	5	NLS Security	Call out and repair to damaged S door lock
May	5	NLS Security	Call out and repair to damaged S door lock
		JHP Partners	Boiler replacement
June	5	Twin Services Ltd	Boiler replacement
	29	Gentoo	Fire alarm repairs
Aug	21	Heating Services NE	Boiler maintenance
Sept	25	Heating Services (NE)	Repairs to heating
Oct	5	Safe and Sure	Refills and parts for fire extinguishers and safety check
	13	JH Partners	N Boiler works final payment
	27	EB & S Thurlbeck	Call out for South Door lock
	27	Blaydon Communications	Call out and service for mics
Nov	24	UK safety management	PAT testing
Dec	30	Blaydon Communications	Repairs to sound system
2016			
March	14	Watson & Watson	Organ blower maintenance
	18	North East Commercial & Industrial Cleaning.	Deep Cleaning of kitchen
Apr	7	Gentoo Group	Fire alarm maintenance
	29	Harrison & Harrison	Organ repair
		Blaydon Communications	Service of sound system
Jul	6	Crest Safe & Vault	22 x keys for new main door lock
	22	24 Hour Express Service	Make office window safe
Aug	5	Crest Safe & Vault	Repair lock on main door and call out
	19	Crest Safe & Vault	Replacement lock and keys for office door and key safe
	30	David S Ferguson	Roof repairs
Nov	18	Robinson Flooring	Floor repairs following break in
Oct	31	Safe and Sure	Fire extinguisher maintenance
Nov	21	ASk4Glass	Office window repair following break in
Dec	8	Rupert McBain Furniture	Repair to office door and fretwork following break in
	29	Watkins & Watson	Organ blower maintenance
	29	Gentoo Group	Emergency lighting maintenance
2017			
Feb	10	Gentoo	Emergency lights test & repairs
	13	Gentoo	Fire Alarm maintenance
Mar	1	Smiths of Derby	Clock repair
	6	Chirman Surveying.	Asbestos survey in choir vestry prior to servery alterations
	9		Damaged pews repaired
	21	Gentoo	Emergency Lighting repairs
		Tocsin Security	CCTV and audible alarm installed
Apr	3	Gentoo	Fire Alarm maintenance
May	8	Watkins and Watson.	Visit for organ blower maintenance
	15	David Ferguson	Gutter maintenance
	18	Harrison & Harrison	Organ Tuning 25/3/17
June	6	Eyre & Elliston	Light bulbs for choir room
		Gentoo	Installation of Redcare STU
July	12	Gentoo	Emergency lighting maintenance
	28	Smiths of Derby	Clock maintenance
Aug	18	Harrison & Harrison	Organ tune 26/7/2017

7.4 FABRIC INSPECTION

7.4.1 TOWER

TOWER INSIDE

D **Tower Roof:**

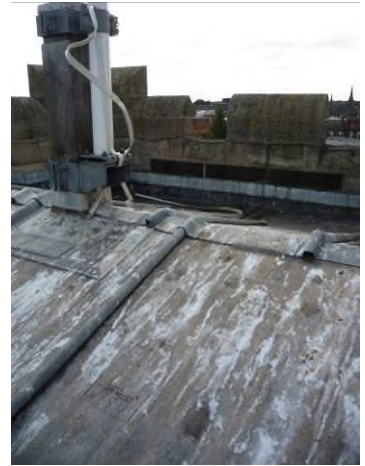
The old leadwork is holding up but is much covered by pigeon mess. Slight missing pointing on the western side against the parapet.

Lighting conductor is down from the flagpole- see lightning section for recommendation.

Internal parapet walling all ok because it has been repointed recently.

The hatch is heavy and could do with being put on hinges with a strut and catch inside.

Recommendation: repoint edge of flashing, and fix better hatch arrangement.



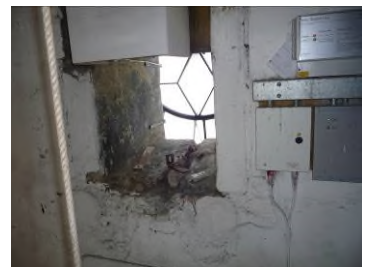
D **Bell Chamber:**

- Walls – OK. They are lime washed and in reasonable condition. Wall thickness here approximately 900 and core exposed at the dial positions.
- Ceiling –ok no water penetration. Hatch held by bungees.
- Floor – Has some dust and old bird debris on it.

No problems with the bell frame installation, the infills are all fixed into the walls.

Clock installation appears satisfactory.

Recommendation: sweep floor.



D Deafening Chamber:

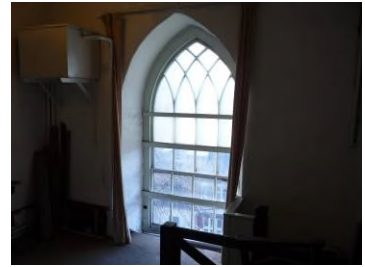
Fair condition.

Lancet arch west window glazing broken in one pane. The polycarbonate is shattered within the arch. The window joinery looks ok for the sash but the frame outside appears rotten at the cill.

Some dust in the corners.

Image from 2013 Q1

Recommendation: Repair window, sweep out floor.



Ringling Chamber:

- Floors – The floor is plain sheeting. Is carpet better for ringers?
- Windows – The west window has its glazing blacked out in the top arch paint there is a painted wooden board and a better arrangement is required. It is part of the earlier church. It is part enclosed by the narthex so little can be made of it other than perhaps unifying the glazing to all black but a very low priority

Recommendation: none



E Stair lobby to office:

Slight cracking to the south wall within the joints approximately 1mm.

Some scuff marks to the wall.

Area of open stonework visible at landing.

Strand wood board infill into the borrowed light area of the door.

Recommendation: Infill stone area, replace strand wood board.

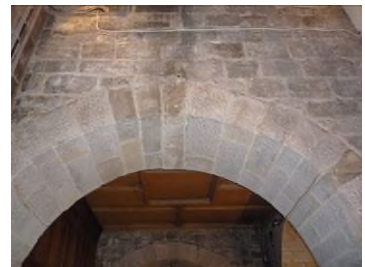


Base of Tower:

No sign of cracking to the arches, there is a slight amount of pointing fallen out of the southern arch but no action required.

Memorial panelling in good condition.

Recommendation: none



TOWER EXTERIOR

Tower

- D The tower stonework has been extensively reported on, by Stone Technical, who carried out a stone by stone inspection by rope access and Dr David Jefferson, who reported on the stone material.

The conclusion was that there are some stones to replace, deshaling and pointing required. These are works that are part of a GPOW application presently under consideration. It is expected that the repairs will be carried out in 2018.

Louvres appear in good condition. The clock dials also. West window requires decoration and cill repair.

Recommendation: Repair window.



7.4.2 ROOF COVERINGS

NORTH ELEVATION

- **Chancel:**
North Side
 - Ridge – Bedding looks ok as does the general slating.

Recommendation: none

- **Organ Chamber:**
Roof over organ chamber/ Sanctuary, unable to be inspected. It is a combination of ridged slated roof in Westmorland and flat lead roof. It has recently been visited as part of routine roof maintenance and is reported as serviceable.

Recommendation: none

- **Choir Vestry:**
 - South Slope – Ridge and slating appear ok. There is a box gutter abutting and whilst it can't be seen from the ground it has been inspected regularly and reported to be serviceable.
 - North Side – Same comments as south.

Recommendation: none



- D** **Small area over the W.C:**
Some ferns growing in the slating.

Recommendation: remove



North transept:

East slope -

- Ridge – Some ridge bedding missing perhaps. Slating generally ok.

West slope -

- Ridge – Looks better on this side. General slating looks fine.

- B** **North Inner and Outer Aisle:**
Leadwork is under specification, poorly fixed and patched. Due for repair in 2018.

Image from 2015 inspection

Recommendation: carry out repair in 2018



- **North Porch:**
Mineral felt flat roof. Serviceable.

Recommendation: none



- **WEST SIDE**
Comprises a group of Narthex plus Ladies and Gents W.C's. The W.C's have flat roofs in mineral felt. The narthex roof is tiled and appears ok looking down from the tower.





Recommendation: none

- **South Inner and Outer Aisle:**
Repaired in 2015.

Recommendation: none



- **South Porch Entrance:**
Mineral felt roof in good condition.

Recommendation: none

- B** **South East Porch:**
Mineral felt roof, condition not recently checked.

Recommendation: inspect when next carrying out maintenance tasks

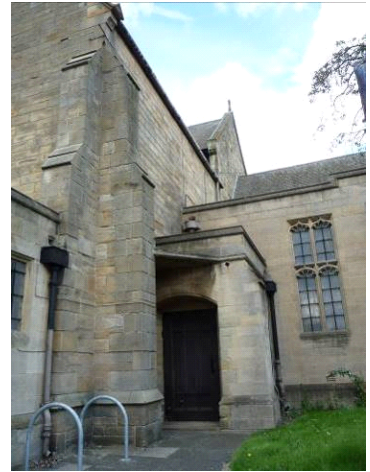
- **Nave:** Repairs carried out in 2015 as part of South aisle works.
No visible defect.



Recommendation: none

B **Bede Chapel:**
Flat roof, not recently checked.

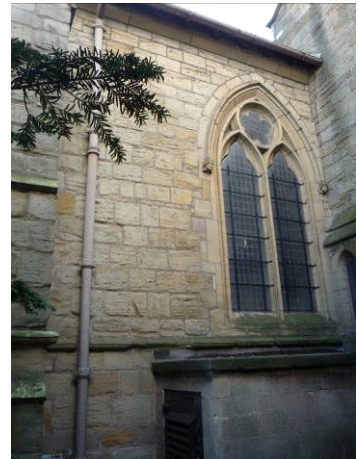
Recommendations: inspect when next carrying out maintenance tasks



7.4.3 RAINWATER GOODS

NORTH ELEVATION

C **North Chancel:**
Rust to the gutter brackets and some to the downpipe which discharges into a gulley with a secondary mesh on to keep off the leaves.



Recommendation: remove rust and decorate

C **Choir Vestry :**
South Side – A mixture of old and new half round gutters. The decoration is coming away. Anti-climb paint on the upper part of the downpipe appears ok. The bottom part of the downpipe's decoration is coming away and it's a little bit high for the gulley but it will do, the gulley has leaves in it.

North Side – Possibly some leakage to the gutter joints and the decoration's coming away, perhaps rusting also to the brackets. The downpipe is ok to a gulley with a loose grid.



Roof by W.C. – Slight dip in the gutter and the bracket looks to have dropped slightly and the decoration's beginning to fade on the gutter. Downpipe ok although there is some rusting at the collar. The secondary grid is loose.



Recommendation: remove rust and decorate. Fix grids.

C

North Transept:

East Side – Grass growing in gutter this is difficult to access from ladders because scaffold is required. The decoration is poorer on the gutter and the downpipe for this reason.

West Side –will be reviewed as part of the 2018 GPOW works.

Recommendation: remove rust and decorate.

-

North Porch:

Flat roof exits onto hopper, which is part of the north aisle rainwater goods, appears ok.

Recommendation: none

B

North Aisle:

Three downpipes with rusting ornamental hopper heads and anti-climb paint is wearing away a bit at the upper levels. The remainder of the pipes coming down to the ground look sound, though there is some slight rust marks on them, these all discharge to gulley's with secondary mesh grids.



Recommendation: to be repaired as part of the 2018 GPOW works.

WEST SIDE

C

Ladies W.C.

Flat roof discharges to elementary square box hopper, looks to be leaking at the collar to the downpipe which has partial anti-climb onto the slightly rusting downpipe to a secondary grid fully.

Overflow gulley appears blocked.

Gent's W.C.

As the ladies W.C.

Recommendation: unblock gulley, repair leaking collar and renew anticlimb paint

A

Narthex:

North Side – Long external box gutter which drops on to the Ladies wc flat roof, the lead work here has been attempted to be stolen.

South Side – Lead work here is intact.

Recommendation: repair leadwork



-

South Aisle:

Three downpipes and ornamental hoppers all recently refurbished and looking good.

Recommendation: none



-

South Porch:

This discharges into the hopper, same arrangement as the north side.

East Side – Square box hopper with anti-climb appears ok to the downpipe with some partial rusting to it, to secondary grid ok.

Recommendation: none

-

South East Porch:

Discharges to square box gutter with anti-climb to upper part of downpipe and appears ok.

Recommendation: none

C

South Transept:

West side- refurbished as part of the 2015 GPOW works

East side- showing signs of breaking down decoration and rust.

Recommendation: remove rust and decorate.



C

Bede Chapel:

Discharges to ornamental hopper head, showing some signs of rust. Short downpipe to the south west porch roof, not fully able to be inspected.

Recommendation: remove rust and decorate, inspect downpipe when next inspecting roof

SOUTH ELEVATION

C

Chancel :

Rusting to gutter and the swan neck particularly. Downpipe down to area enclosed by shrubs so not able to inspect.

Recommendation: remove rust and decorate, inspect downpipe when next inspecting roof



7.4.4 WALLS

EAST ELEVATION

-

Chancel:

East Side -

Water table appears ok, apex also. Walling generally seems sound. Buttresses at corners look in good condition. Five light tracery window with metal grid obscuring slightly but the transoms appear ok. The hood mould has been restored with cement but seems to be alright.

North Side –

Over sailing course in ashlar ok. Walling is good, some erosion to the string course but no action required. Two light window with polycarbonate appears ok.

Recommendation: none



- **East Entrance:**

East Face –

Water table has some slight open joints but doesn't look to be leaking, suggestion of cracking slightly at the joints of the northern side, this wall hasn't been restored in cement which is good, some of the pointing beginning to erode but no action required.

Ground floor stage has sloping ashlar band of stonework with slight open joints occurring at the doorway.

This has a pair of double lights either side of a central doorway, the lights have been glazed in with polycarbonate and cement pointed in. The door surround has lost its moulding and is shaling slightly. The cill is broken to the northern side and showing slight areas of damp but not really a problem, probably from the downpipe that has leaked in the past.



Recommendation: none

D **Choir Vestry:**

South Side –

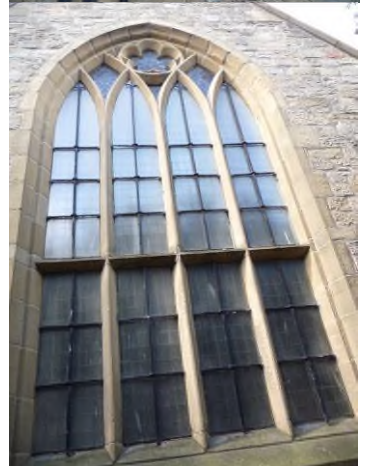
Fair condition, no action.

East Side –

Water table appears ok. The walling is sound, has a four light window with a horizontal transom, the transoms are ok. The ashlar arch to the north side slightly eroded but no action required. Glass is covered with polycarbonate and slightly rusting ferramenta.

North Side –

A little more in the way of open jointing on this elevation requiring some attention in the next 5 – 10 years. 2 no. three light windows with ashlar dressings in good condition, slightly rusting ferramenta supporting polycarbonate, probably wise to start to decorate this ferramenta now.



Recommendation: put a plan into place to decorate the ferramenta and polycarbonate of all the windows

D

Choir Vestry Servery

East Side –

Slight cracking at the kneeler stone with open joints at the head that should be attended to in the next 5 years.

North Side –

Some minor areas of repointing required where the modern has dropping out. Hole around the outlet pipe needs repointing. Has two single lancet windows in good condition though the ferramenta here particularly on the western most one is rusting badly and needs to be repainted.

West Side –

This is partially part of the transept buttress. There are open joints to it and two stones that are heavily eroded that should be replaced.

Recommendation: repoint open joints, replace eroded stones

North transept:

East Side –

Partially obscured by the clergy vestry roof. Wall condition fairly good, one stone cracked but no action required, the buttresses have some open joints but not really necessary to repoint just yet.

North Side –

Water table is ok, the walling generally is fine, and there are a few stones that have eroded but not really problematic, probably best if they were infilled with lime mortar though it's expensive to get the scaffold up just for that. Some open joints on the plinth capping.

Four light window with quatrefoil windows with sexafoil central window. The upper mullions have been replaced (fine grain sandstone) in recent times and they are fine, the lower mullions are ok for the mean time. There has been a horizontal band of limestone inserted when Caroe modified the transept to insert the gallery floor. There doesn't seem to be any chemical reaction to the sandstone surrounding it. Slight open joints to the arch stones and hoodmold.

Large quatrefoil above it which appears ok. Both of these windows have polycarbonate over glazing. The larger window has ferramenta and this looks to need redecoration now.



West Side –

Not able to be fully seen from the ground. There are some open joints particularly at the downpipe fixing but they can await other works in time.

Recommendation: none

D North Porch:

East Side – Open joints to the upper parts, particularly at the buttress edges. Polycarbonate over glazing with rusting ferramenta. Slight open joints at the junction to the transept showing minor differential settlement.

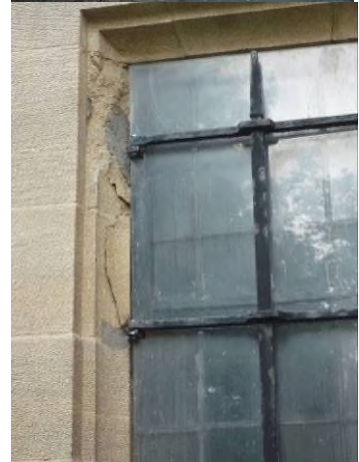
North Side – Open joints at higher level to the parapet and the eastern buttress, slight chipping to two of the coping stones. Generally the wall is ok. Two light square head window with rusting ferramenta with dirty polycarbonate.

Pair of heavy double doors. Decoration fading now, rusting to the hinge pins and to the hinge braces.

West Side –

Open joints just at the parapet. Ferramenta has broken the reveal of the window and one part is coming away. Open joint to the cill and at stone collar to downpipe.

Recommendation: see general comment of ferramenta repairs and polycarbonate cleaning, repoint open joints



D North Aisle:

North Side –

Open joints to the parapet coping plus chipping to one of the stones, the middle band of walling has open joints at the downpipe position and buttress though these will need to be worse than they are to really attend to them. The elevation has 3 no. three light windows plus 1 no. two lights over the north porch. The north porch window looks ok though it does have a bit of rust to it and just to the left of that window there is some erosion to stonework.

The three major windows are in fair condition though there is some open joints to the tracery but they are sound. They have ornamental ferramenta with polycarbonate and the polycarbonate is dirty and the ferramenta rusting slightly.



West Side –

Open joints to the raking parapet and slight cracking's around the lintel creating an open joint. Walling is good, the pinnacle and statue appear in good condition, there has been graffiti scratched on the surface of the stonework and probably needs to have CCTV around this corner.



Recommendation: ferramenta repair, polycarbonate and glass cleaning and repairs to the parapet are part of the GPOW works in 2018.

- **North Inner Aisle:**

West End – One broken moulded parapet top, some slight open joints at the buttress. Pinnacle looks ok.

Recommendation: none

D **Ladies W.C.:**

Open joints to the parapet top and the buttress on the north west elevation. Three sets of windows with rusting ferramenta and polycarbonate that is dirty.

Recommendation: see general comment of ferramenta repairs and polycarbonate cleaning, repoint open joints

C **Narthex:**



North Side –

Open joints at high level just above the external hopper.

West Side –

This comprises of three parts:

North Entrance: Open joints below the parapet and to the pediment of the doorway. Though water runs off the side of the pediment it washes down and has eroded the joints.



The doors are generally sound though their hinges are rusting and the door decoration is fading now.

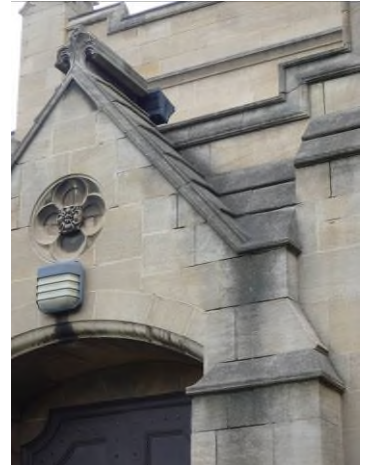
Central Part: Major pediment ok apart from some slight open joints in the walling attached to it. The hoodmold to the three light tracery window is broken and due for repair as part of the 2018 GPOW works. The tracery within it also is beginning to wear away but will last another 5 years.

Generally the walling is sound, and interestingly, this is the only part of the 1930's work where Caroe has retained the original sandstone (apart from the tower) and this is shaling slightly.



South Entrance:
Same as north.

Recommendation: repoint open joints to the central section- this is more urgent than routine repointing elsewhere and perhaps to be added into the 2018 GPOW works?, attend to door decoration and rusted ironmongery

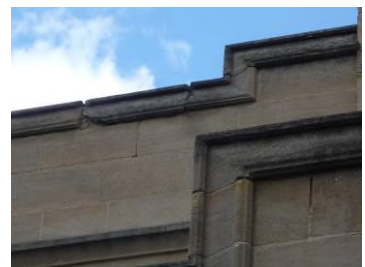


D Gents W.C:
Same as ladies W.C.

Recommendation: see general comment of ferramenta repairs and polycarbonate cleaning, repoint open joints

D South Inner Aisle:
West Face –
Pinnacle appears ok, open joints to one of the moulded parapet tops, slight open joint beneath that, generally the walling underneath that is ok.

Recommendation: repoint parapet top



D

South Aisle:



West Face –

Repointed as a result of the 2015 work and in good condition, the cills to the kitchen window are slightly open jointed. The plinth below is in sandstone and is eroding.

South Side –

The parapet upper level was repointed as part of the 2015 works. There are some open joints above the window heads and at the buttresses. The plinth is sandstone and eroding. The windows are the same as the north side, here the polycarbonate has been cleaned but the ferramenta is rusting slightly.

Recommendation: see general comment of ferramenta repairs and polycarbonate cleaning, repoint open joints

D

South Transept:

West Side –

Limited view though there appears to be some open joints near the corner.

South Side –

Same arrangement as north. Perhaps open joints at the apex water table, walling looks a little more open jointed below the quatrefoil window, three or four areas where stones are eroded but have been pointed around.

The principal window has more pigeon/gulls presence on this elevation so there is a bit of guano on the top. Some slight shaling to the hoodmold but if it broke it would only fall onto the flat roof, it doesn't look too high risk.

The mullions have been replaced in the recent past (like the

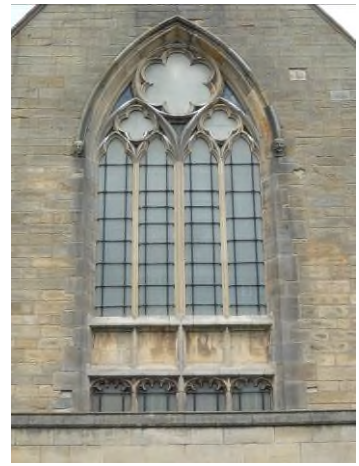


north), looking ok, polycarbonate is looking ok and is likely that the ferramenta is rusting a bit though it is not obvious from here. Slight open joints at the newly introduced limestone panel from Caroe's works.

East Side –
Walling here is generally ok.

The buttresses to the transept have open joints though whether they require attention in the next five years is debatable.

Recommendation: see general comment of ferramenta repairs and polycarbonate cleaning, repoint open joints



D

South Porch:



West Side –
Some open joints at high level. Polycarbonate with slightly rusting ferramenta trapping leaves behind it and cigarette butts. Sat on a sandstone plinth which is eroding slightly.

South Side –
High level open joints. Walling generally sound, though looks slightly odd against the sandstone plinth which is eroding slightly but no action required to it. It has a double and a three light window, rusting ferramenta, dirty polycarbonate glazing. Pair of double doors as the south porch, rusting slightly at the hinges and losing its decoration. Slight break at one of the smaller window panes where the wood tracery is a bit loose.

East Side –
Just a couple of open joints window glazed with polycarbonate sheeting and the ferramenta is rusting slightly,

Recommendation: see general comment of ferramenta repairs and polycarbonate cleaning, repoint open joints, attend to door decoration and rusted ironmongery

D

South East Porch:

Stonework generally fair here, though there are some open joints at the plinth level. Decoration fading on the door and graffiti scratched into it.

Open joints at the buttress. Polycarbonate glazed over the top of the ferramenta trapping leaves.

Recommendation: see general comment of ferramenta repairs and polycarbonate cleaning, repoint open joints attend to door decoration and rusted ironmongery



M

Bede Chapel:

South Side –

Open jointing at upper level but not really needing attention. Open joints just at the cill. Dirty polycarbonate and rusting ferramenta, one of the bars looks to be loose.

South East –

Open joints at high level, shrubs concealing the base so not able to be inspected. Rusting ferramenta over the polycarbonate.

East –

This features a projecting bay with a stone roof to it, it is not possible to see the jointing here. Some slight open jointing at higher level by the hoodmold of the window. Polycarbonate with rusting ferramenta. Lower area not able to be seen because of bushes.

North East –

This abuts the chancel and has open joints just as it hits the window. Two light window below like the rest and the walling below that can't be examined because of the planting.

Recommendation: see general comment of ferramenta repairs and polycarbonate cleaning, Cut back bushes to enable inspection.



M

Chancel: South Side –

Sandstone walling appears in good condition, the two light lancet window is partially obscured with planting but seems fair. The ferramenta is rusting. Bottom of the wall not able to be inspected due to planting.

Recommendation: see general comment of ferramenta repairs and polycarbonate cleaning, Cut back bushes to enable inspection.



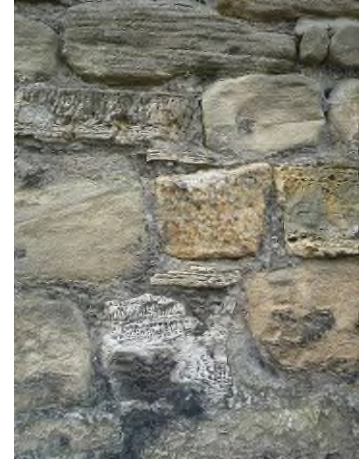
7.4.5 EXTERNALS



C **East Boundary:**



Northern Side – Mixed sandstone and concretionary limestone (showing coralline concretions) masonry wall in fair condition, some slight cracking to the right of the doorway been repaired in cement but no action required. Pair of gate pillars in sandstone much eroded, no longer in use and there is a rather rickety door to it now, badly grazed and looking a little derelict. To the left of the sandstone pier is a crack to the wall, looks to be about 5 - 6mm which needs repair assessment.



The secondary half of the boundary comprises a low sandstone wall with metal railings. This has multiple open joints in the stonework and where the railing connects to the stonework, it's rusting, expanding and breaking the bond slightly. Some parts of the railings are missing and broken.

Pair of double metal gates ok though there is no plinth in the ground to hold them in a closed position but suspect they are not used in this way. This is the 'Front Door' to the Minster.



As the wall comes to the south side, the dwarf wall stonework is a poorer quality. It is cement pointed and very rocky, it also has a concrete cap to it and a modern and slightly cheap and rusting railing.



Recommendation:

High wall- repair door and redecorate, assess repair needs of wall cracking, remove cement pointing and repoint in lime, remove expanding railing parts in stonework, repair stonework and railings and redecorate. Make closed shut fixing for gates.

Low wall- Remove cement pointing and repoint in lime, replace concrete capping with stone, replace railings with a more fitting quality,



C

South east facet:

This is a high wall on the facet on the angle of the road which may well have been installed at the time of the Caroe works, it has a large crack down the middle of it. It has cracked stone as well as the jointing. In cement pointing.

Recommendation: assess repair needs of wall cracking, remove cement pointing and repoint in lime



C

South side:

As the wall turns the corner it turns into a full height wall, there is ash tree growing very close to it and is threatening the wall. There is a bulge and cracking to it, it has been heavily repointed in cement which is breaking away at its junction to the railings of the adjacent low wall, where the old fixings are rusting.

The low wall to the south is fair though there is some slight open joints. The railing is generally sound but poor quality.

The twin gates are rusting now and require oiling on the hinges at least. If there were funds a full overhaul would be favourable. The sandstone piers are massive and in fair condition though they are shaling slightly but they are sound enough. This entrance no longer makes sense- it was for when the church was accessed at the west end and so to use it makes for a dog leg path within and an indirect approach from The Green.

The wall turns south this is breaking at the tree position. Pier cap is also rusting up at the split level of the railings. There are



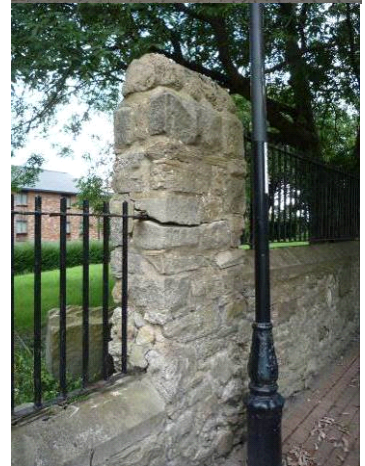
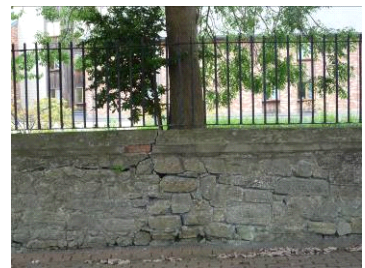
open joints.



The noticeboard has water behind the clear sheet and spoiling the artwork.

Stairs down to western side: Waling here is in good condition.

Recommendation: two trees threaten the walls and should be removed if allowable, if not then the wall needs rebuilding to accept the tree expansion. Remove cement pointing and repoint in lime, repair gates, repair walling broken by railings, repair or replace railings depending on funds, renew notice board



C

West side:



This features a substantial and high retaining wall, retaining the burial ground. Towards the southern end there is a large crack by the memorial 'Hind Street burial ground' sign, doesn't appear to be worse than last time but there are multiple open joints on the wall and some poor historic repairs to it.

'Hind Street burial ground was given over to road improvements the remains were moved to here'.

There are 2 large raking cracks at the signpost position roughly half way along the wall, some slight stone erosion and there is a mixture of stone types in the wall. Some of the bushes are growing over the edge, there is one sapling growing at the coping, a lot of ivy has grown over it in the past that, has been cleared off. Towards the northern end the wall becomes quite dark probably historic pollution.



At the very end of the wall it looks to have been rebuilt in modern times but the sandstone has eroded as a result of cement mortar being used.

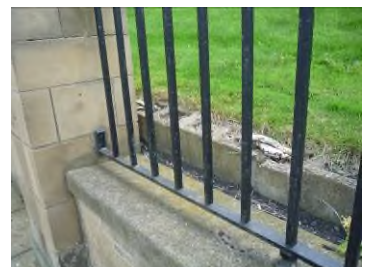
Recommendation: assess repair needs of wall cracking, remove cement pointing and repoint in lime

C

North Side:



The wall here comprises of low level wall with stone copings supporting an ornamental metal balustrade of good quality. Balustrade is rusting but it is not breaking the joints in the stone



pillars. The wall itself has been repointed in cement in the past and would be better in lime if funds allow. The very edge of the burial ground is being held back by hollow cell concrete blocks and this is unattractive.

Recommendation: repoint in lime if funds allow, remove rust from railings and redecorate, replace concrete blocks

C North East Side:

Pair of ashlar stone piers supporting a pair of metal gates, which operate ok but are unable to be kept fixed in a closed position, some rust .

Recommendation: enable gates to be restrained when open, redecorate and oil hinges



C Interior of Graveyard:

Stepped and ramped approach to the north side has some slight unevenness to the paving and open joints. At the edges is a stepped retaining wall made up of slabs and these are coming apart.

The paving around the building is modern concrete slabs, grave slabs and natural paving, it has open joints to it and some slight unevenness to the surface but would require major work make it perfectly level. There are hopes for a ramp in the future and so it might be that these defects can await the arrival of the ramp works.

Against the building there are pockets of shrub planting which is looking a little down at heel in places. The remainder of the land is set aside for grass and there are some small trees within it. These trees need to be kept in check particularly at the north east part of the site as they shield intruders.

Recommendation: assess repairs needs to path against possible future ramp, keep trees well cut back in NE corner



7.4.6 INTERIOR

D

Boiler Room:

Renovated roof in 2016, no reporting damp coming through. The steel beam continues to rust though it doesn't look as if action is needed. Generally the walls are fairly old and of their time. Brand new boiler installation of Remeha Quinton Pro double boilers with Grundfos pump and boiler control system. Some lumber to clear out.



Recommendation: remove unwanted items

C

Blower Room:



Has some dust in it but generally ok, the door jams in the frame and has rusty hinges.

Recommendation: ease door and oil ironmongery

E

Meeting Room 1:

Staining to the ceiling at lower reaches due to water leakage from roof, which is due for repair in 2018. Walls are ok, floor has modern carpet. There is one crack on the west wall below one of the windows, approximately 2mm and is the same as last QI report. Floor squeaks slightly. Modern lighting is to be stripped out and replaced with spots as part of the 2018 repairs.



Recommendation: screw down the floor when the carpet is to be changed

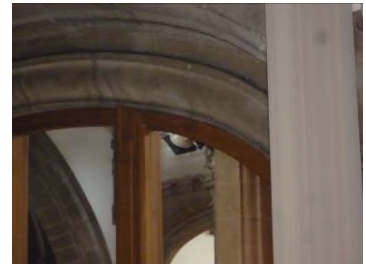
D

Meeting Room 2:

Some staining on the roof boarding at the lower reaches but not as significant as the western end. Dust marks washing down the walls at the eastern end close to the figure of Saint George. Walls are ok. The glazing between the arcade columns has a slight gap, showing minor shrinkage at the eastern most. Floor creaks as the meeting room 1. Flotex carpet looks a little grubby.



Recommendation: screw down the floor when the carpet is to be changed, fill gap to arcade infill screen, dust off walls and consider redecoration.



D

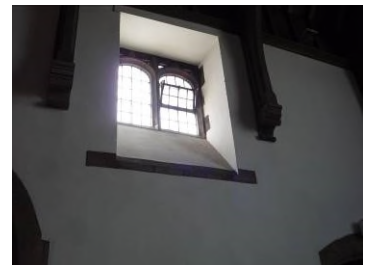
North transept Gallery:

Crack to the stair wall at the landing approximately 2mm and no different to the last QI report. Underside boarding looks good, walls are ok. Some dust at the partially open ventilator facing west. The north large window appears ok but both the polycarbonate and the glass are dirty. The area is pewed out and that contains a lot of loose items at the upper levels and the space is used for storage.



The door at the foot of the stairs is binding on the floor.

Recommendation: clean glass, ease door, close the ventilator? remove unwanted lumber.



D North Entrance Porch:

Some water staining to the archway leading up to the upper floor office as last QI, windows all look rather dusty and dirty.

Archway into the church ok. Small lobby formed of double doors, kept open by a kneeler perhaps a better hold back arrangement required. Glass is bowing slightly in the opening as reported in the last QI report but nothing needed.

Recommendation: clean windows, provide door hold back, remove lumber.



D South Transept Gallery:

Slight cracking to the bracing of the roof trusses towards the nave seen at last QI.

The door to the stairs and the door catches on the floor and there is no handle. The glass is bowed at the entrance doors as elsewhere.

Recommendation: ease door

D South Porch:

The upper landing is ok, though the glass is dirty as elsewhere. Entrance porch ok, has some loose matting. The pair of double doors are leather covered and they could do with easing as they are catching slightly and the door latch needs oiling and easing.

Recommendation: clean glass, ease doors, fix down matting

E Café Lobby:

Mostly made up of joinery infill in the arches and this is all in good condition.

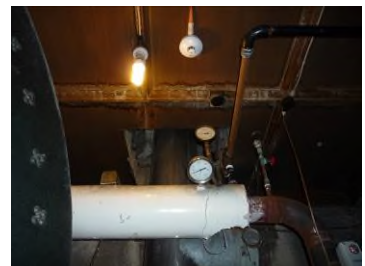
It does have loose mats, like the south porch, which could do with being fixed down or arranged not to slip out of position.

Recommendation: fix down matting

D Ground Floor Boiler Room:

Some water staining on the ceiling, noted on the last QI, suggests that we ought to have a look at the flat roof material. Eastern wall features an early remnant doorway. Ideal Concorde Super S4 Module 50 boiler.

The room is full of various storage items for maintenance and so could with being shelved out or items that aren't required removed. The disused door has got cabling all over it and its decoration is breaking down and the hinges are rusting.



Recommendation: inspect roof, shelf out, monitor door condition

D

Café:



Ceiling has water marks from previous water entry though there doesn't look to be anything new. Part of the cornice was cleaned in 2015, as where the south window internal lintels. Glass is clearer on this elevation, as it was cleaned as a result of the works in 2015. Flooring is looking a little marked but it is a café. The roller hatch looks a little dirty and the paint's coming away. Glass door to lobby is dirty.

Recommendation: redecorate roller hatch, clean door glass

-

Undercroft:

This room is full of old chairs and storage materials, it is in full use, needed to be kept tidy.



Recommendation: none

-

Kitchen Store:



This room forms part of the undercroft on the north side. Contains fridges, safes and storage for kitchen items. The door is accessed by padlock which in turn is via the lobby door which is also padlocked for security reasons.

Recommendation: none

D Sacristy:

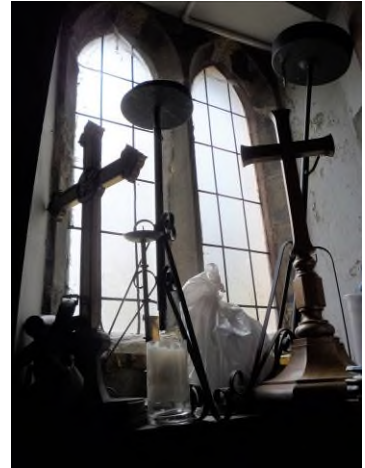
This is underneath the organ chamber. Ceiling is in good condition. Walls are all decorated well. Contains clergy vestments within a curtained area and racking for various hymn sheets etc. Partial ceramic tile and herringbone flooring- matching the general areas, all in fair condition. The door catches on the floor and the hinges squeak.



Recommendation: ease door

D Candle Cupboard:

Hole in the ceiling where the blower pipe goes through, the blower pipe itself is 450mm diameter vitreous glaze pipe. Walls are ok as is the window. The rooms contain quite a bit of lumber. The door catches on the floor.



Recommendation: ease door, remove unwanted items

E East Lobby:

Some water penetration in the past on the choir vestry side, perhaps is condensation? Wind blowing detritus through the doorway, the door itself doesn't close adequately even though it is adequately bolted up but it does let in rather a draught.



Recommendation: draught proof the door

B

Chancel:

- Boarded ceiling looks ok, walls are all in fair condition, slight open joints at the top of the eastern window. No real evidence of damp at low level. Floor of Ancaster limestone stone in good condition.

Choir Area –

Has a couple of loose flooring stones, they have been lifted in the past and they are not bedded on very much, looks like two or three of them have been rebedded in the past. The platform is ok apart from some gaffer tape repairs.

Recommendation: rebed loose flooring

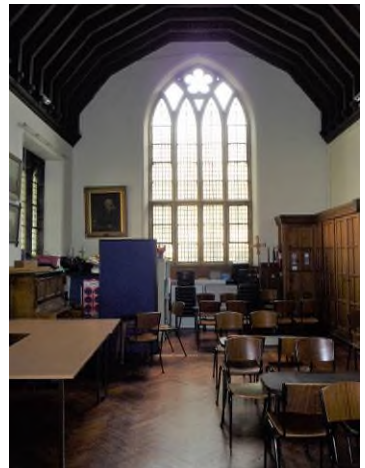


E

Clergy Vestry:

Ceiling appears in good condition as are the walls, albeit they look a little outdated and could do with some decoration. The panelling is fine. The herringbone flooring is looking a little scuffed.

Recommendation: update decoration when funds allow



- **Choir Vestry Servery:**

This space is a former wc and sink it was outdated and down at heel and being reordered as a servery during this report.



Recommendation: none

B Bede Chapel:

No real change here from the last QI report. The flat ceiling is unblemished. The walls have some lead marking particularly to the south side at the lintels. The walls are in good condition and there is no cracking to the arches that look onto the chancel and to the south inner aisle. Flooring is a mixture of herringbone and floor slabs and the floor slabs are rocking in a couple of locations.



Recommendation: reset loose floor slabs

- **South Transept Ground floor:**

This contains the yurt and it rather fills the space but it is a successful addition to the Minster (*removed since the inspection*).



Recommendation: none

E North Transept Ground floor:

Condition here is ok, apart from previously noted slight cracking to the gallery support. The redundant pulpit in memory to Robert Hudson has suffered vandalism to the figure of St. Michael who has lost some elements around his head and to the pedestal upon which he stands.

Recommendation: repair pulpit

- **Nave:**



Open rafted ceiling with boarding, no water marking apart from one dark board noted in the past, so there is no change. The walls are mostly arches.

At the west end is the tower with an opening joint at the bottom arch approximately 1-2mm, this doesn't look different from the last QI.

Both of the arcades are in good condition apart from the penultimate westward one on the south side which has pointing missing and a slight crack through the stone itself suggesting some differential settlement but this is an old crack. The chancel arch is ok.

Floor is a combination of clay tile and timber herringbone in good condition. The pews are loose and can be arranged in different configurations. The cresting to the relocated chancel screen at the west end, south side has been recently repaired due to intruder damage.

Recommendation: none

- **North Inner Aisle:**

Roof boarding ok. Walls are ok though looking as if they have some dust and dirt to them, the arcades to the outer aisle are infilled with joinery and glass which look good.

Recommendation: none

M **South Inner Aisle:**

Roof boarding ok. Walls are ok, though looking as if they have some dust and dirt to them, the arcades to the outer aisle are infilled with joinery and glass which look good. Some historic water marking showing at the western most arch and a 2mm crack to the middle arch onto the outer aisle. The glass to the office is dirty.

Recommendation: clean office glass

M

Gents W.C:

Recently remodelled and appearing satisfactory, the windows are as the previous QI, in that they are obscure, still dirty and the ventilators looks as though they may not be working.

Recommendation: clean the glass



E

Lobby outside of Gents W.C:

The office is formed above this and it has a low plasterboard ceiling with inset lights in good condition. The walls are mostly enclosed by glazed screens, doors to café etc. This space contains the redundant oval font which is cracked in the bowl and pedestal.

Victorian Font lobby area:

Double height space to open boarded ceiling which has slight water marking though I think this is historic. Walls are mostly arches and glazed in on two side which appear ok, the arch to the tower has approximately 1mm crack in one of the keystone joints.

Space contains redundant octagonal Victorian font.

Recommendation: consider status of the redundant fonts (including the font under the office stairs)



-

Narthex:

Ridged open boarded roof with ridge beam that goes into the old porch, partially enclosed by the tower with rather rough brickwork, that is inset between a larger opening, there is also some cable about and pipework. Old water marks on there and there is also a 1mm crack to the arch. No change since last QI





Walls are to the north and east narthex lobbies, north and south narthex lobbies are ok. The west window masonry (from this side) looks in good condition. It contains William Morris & Company glass by Burns Jones.

Recommendation: none

- **Ladies W.C. Lobby:**
Open boarded roof ok, some stain marks on the door head but no action required. Old pews laid up against the west entrance door so unable to access the door. The bottom of the walls have some damp and this has been patched up over the time. The best thing is to dust it off and repair when it becomes unsightly.

Recommendation: none

- **Ladies W.C:**
Ceiling is open boarded, some slight water marking but ok, the windows and stonework are rather grey and water stained but acceptable. The windows are secondary glazed with timber like the gents. The cubicle and fittings are rather old fashioned and are planned for updating in 2018. The western wall at low level by the radiator shows some sign of damp. It is possibly due to a blocked external gully - repair mentioned in outside section.

Recommendation: none

- **Narthex South Lobby:**

Open boarded ceiling looks ok, as are the walls, no cracking to the arches. Contains the emergency exit door. Some slight water marking at the eaves coming down the wall, stonework is dirty in places. All as the last QI. Tiled floor in good condition. Timber stair leading up to the office. Door at landing recently repaired due to intruder damage.

Stairway at the foot of which is a door that has been repaired recently as a result of intruder attack. Redundant font under stair.



Recommendation: none

D **Office:**

This is formed on top of the kitchen. The roof is open boarded and has signs of historic water staining that has also gone down the walls in places. The south entablature has been cleaned as a result of the 2015 south aisle works. The joinery at the western end over the kitchen by the two windows and above it is quite badly marked and could do with being refurbished when funds allow.

The glazing has been cleaned on the south side but is starting to dirty up again and one of the windows on the west is left to do. The arch that divides the space has a 2mm crack and this is historic and constant. The carpet to the floor is ok, there are some slight squeaks to the floor.

Recommendation: clean glass, screw down floor when carpet is replaced in time.



8.0 PRIORITIES

The following order of priority sets out the relative urgency of foreseeable repairs over the next 5 years. It is not a definitive programme of work and subject to funding, items further down the list could be brought forward if desired. They are priced individually but savings can be made by grouping the works and taking advantage of scaffold for other works. Figures are ex vat and exclude scaffold costs

- A- Work requiring urgent attention,
- B- Within 1 year
- C- Within 2 years
- D- Within 5 Years
- E- A possible improvement or item to note
- M- Routine Maintenance or monitor/watching brief

Priority	Location and Scope	£
A - URGENT		
A	Lightning conductor: arrange for five yearly test and carry out the recommendations of the test report. Refix lighting conductor to pole and side of tower.	250
A	Narthex: repair gutter leadwork	75
B- WITHIN 1 YEAR		
B	Electricity: Carry out the recommendations of the test report.	-
B	North Inner and Outer Aisle: carry out roof leadwork repair in 2018	-
B	South East Porch: inspect when next carrying out maintenance tasks	-
B	Bede Chapel: inspect when next carrying out maintenance tasks	-
B	North Aisle: to be repaired as part of the 2018 GPOW works.	-
B	Chancel: rebed loose flooring	200
B	Bede Chapel: reset loose floor slabs	100

C- WITHIN 2 YEARS

C	Guttering and downpipes to most areas of the building: remove rust to and decorate	1,500
C	Ladies W.C. unblock gulley, repair leaking collar and renew anticlimb paint	75
C	Bede Chapel: inspect downpipe when next inspecting roof	-
C	Chancel: inspect downpipe when next inspecting roof	-
C	Narthex: repoint open joints to the central section- this is more urgent than routine repointing elsewhere and perhaps to be added into the 2018 GPOW works? , attend to door decoration and rusted ironmongery	500
C	East Boundary: High wall- repair door and redecorate, assess repair needs of wall cracking, remove cement pointing and repoint in lime, remove expanding railing parts in stonework, repair stonework and railings and redecorate. Make closed shut fixing for gates. Low wall- Remove cement pointing and repoint in lime, replace concrete capping with stone, replace railings with a more fitting quality,	2,500
C	South East facet: assess repair needs of wall cracking, remove cement pointing and repoint in lime	750
C	South side: two trees threaten the walls and should be removed if allowable, if not then the wall needs rebuilding to accept the tree expansion. Remove cement pointing and repoint in lime, repair gates, repair walling broken by railings, repair or replace railings depending on funds, renew notice board	4,500
C	West side: assess repair needs of wall cracking, remove cement pointing if funds allow and repoint in lime	8,000
C	North Side: remove cement pointing if funds allow and repoint in lime if funds allow, remove rust from railings and redecorate, replace concrete blocks	3,000
C	North East Side: enable gates to be restrained when open, redecorate and oil hinges	250
C	Interior of Graveyard: assess repairs needs to path against possible future ramp, keep trees well cut back in NE corner	3,000 <i>(to reset all uneven paving)</i>
C	Blower Room: ease door and oil ironmongery	50

D- WITHIN 5 YEARS

D	Heating: Carry out inspection and recommendations of the report.	250
D	Tower Roof: repoint edge of flashing, and fix better hatch arrangement.	250
D	Bell Chamber: sweep floor.	-
D	Deafening Chamber: Repair/replace window, sweep out floor.	500
D	Tower exterior: repair window.	Inc above
D	Small area over the Choir Vestry Servery: remove ferns on roof	25
D	Choir Vestry: repoint open joints, replace eroded stones	500
D	North Porch: see general comment of ferramenta repairs and	500

	polycarbonate cleaning, repoint open joints	
D	North Aisle: ferramenta repair, polycarbonate and glass cleaning and repairs to the parapet are part of the GPOW works in 2018.	-
D	Ladies W.C.: repoint open joints	500
D	Gents W.C.: repoint open joints	500
D	South Inner Aisle: repoint parapet top	250
D	South Aisle: repoint open joints	1,000
D	South Transept: repoint open joints	500
D	South Porch: attend to door decoration and rusted ironmongery	100
D	South East Porch: repoint open joints attend to door decoration and rusted ironmongery	600
D	Boiler Room: remove unwanted items	-
D	Meeting Room 2: screw down the floor when the carpet is to be changed, fill gap to arcade infill screen, dust off walls and consider redecoration	100
D	North transept Gallery: clean glass, ease door, close the ventilator? remove unwanted lumber	50
D	North Entrance Porch: clean windows, provide door hold back, remove lumber	75
D	South transept Gallery: ease door	50
D	South Porch: clean glass, ease doors, fix down matting	75
D	Ground Floor Boiler Room: inspect roof, shelf out, monitor door condition	-
D	Café: redecorate roller hatch, clean door glass	150
D	Office: clean glass, screw down floor when carpet is replaced in time.	-
D	Sacristy: ease door	25
D	Candle Cupboard: ease door, remove unwanted items	25
D	Windows: put a plan into place to decorate the ferramenta and polycarbonate of all the windows	C 3,500-5,000

E- IMPROVEMENT/NOTE

E	Meeting Room 1: screw down the floor when the carpet is to be changed	-
E	Café Lobby: fix down matting	-
E	East Lobby: draught proof the door	-
E	Clergy Vestry: update decoration when funds allow	-
E	North Transept Ground floor: repair pulpit	-
E	Fonts: consider status of the redundant fonts (including the font under the office stairs)	-
E	Stair lobby to office: Infill stone area, replace strand wood board.	-

M- MAINTENANCE/ MONITOR

M	Bede Chapel: Cut back bushes to enable inspection.	-
M	Chancel: Cut back bushes to enable inspection.	-
M	South Inner Aisle: clean office glass	75
M	Gents W.C.: clean the glass	50

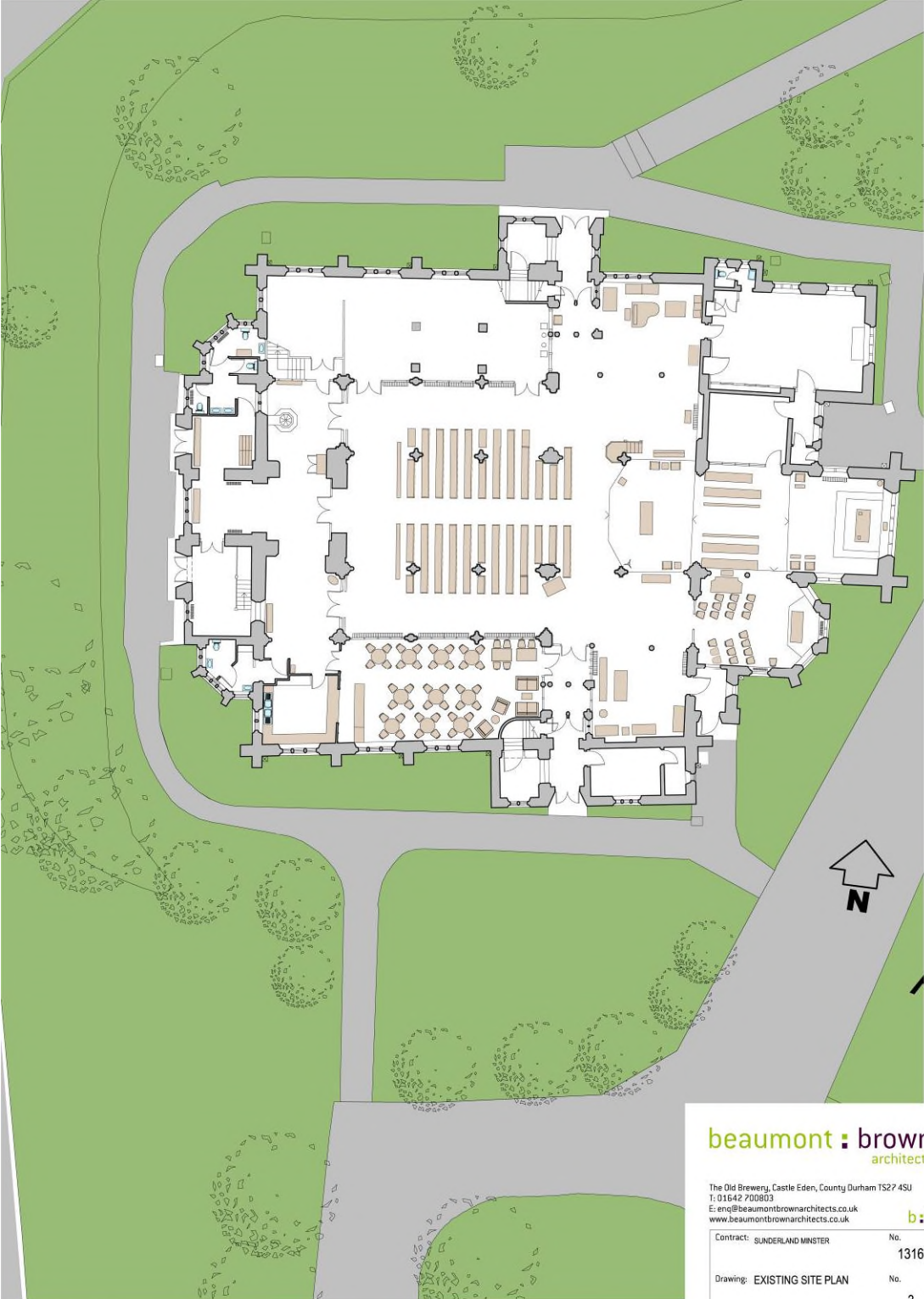
APPENDICES

Church Plans

Explanatory notes

Guide to Routine Maintenance & Inspection of Church Property

CHURCH PLANS



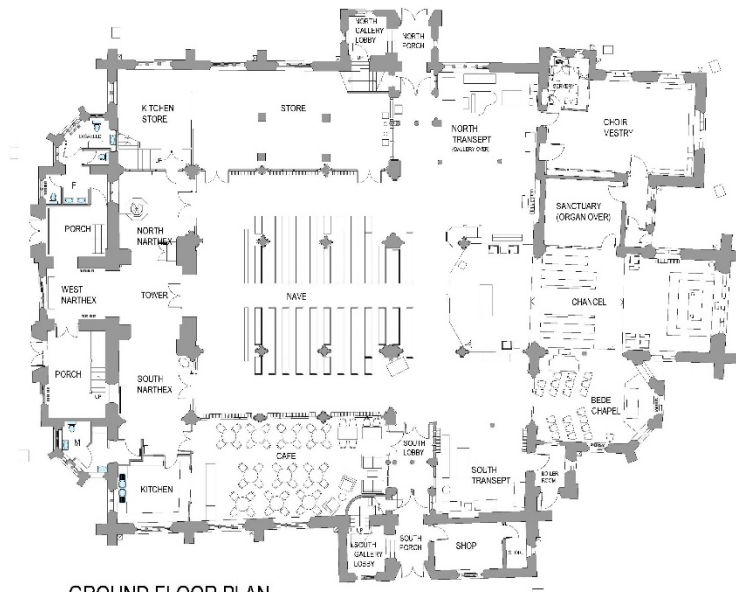
SITE PLAN

beaumont : brown
architects

The Old Brewery, Castle Eden, County Durham TS27 4SU
 T: 01642 700803
 E: enq@beaumontbrownarchitects.co.uk
 www.beaumontbrownarchitects.co.uk

b:b

Contract: SUNDERLAND MINSTER	No. 1316
Drawing: EXISTING SITE PLAN	No. 3
Scale: 1:200 @ A3	Rev.
Date: 16.04.13	

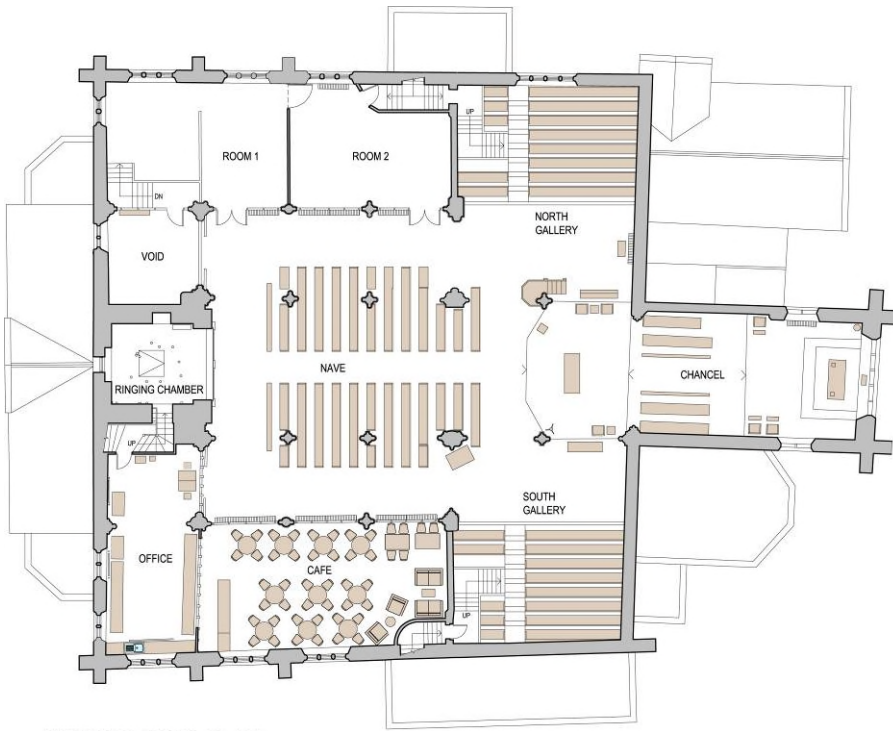


GROUND FLOOR PLAN

beaumont : brown
architects

The Old Brewery, 24th Edon, County Durham, S22 4JH		
T: 01642 700863		
E: info@beaumontbrownarchitects.co.uk		
www.beaumontbrownarchitects.co.uk		b.b
Contract: 2007/08/10/1000000	No.	1316
Drawing: EXISTING GROUND FLOOR	No.	5
Scale: 1:200 @ A3	Rev.	A
Date: 23.05.13		

REV. A 31.12.17 - SPURRY



FIRST FLOOR PLAN

beaumont : brown
architects

The Old Brewery, Castle Eden, County Durham TS27 4SU
 T: 01642 700803
 E: eng@beaumontbrownarchitects.co.uk
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b.b

Contract: SUNDERLAND MINSTER	No. 1316
Drawing: EXISTING FIRST FLOOR	No. 6
Scale: 1:200 @ A3 Date: 22.05.13	Rev.

EXPLANATORY NOTES

- A Any electrical installation should be tested at least every quinquennium by a registered NICEIC electrician, 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. 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 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 conditions should be kept with the church log book.
- C A proper examination and test should be made of the heating apparatus by a qualified engineer, each summer before the heating season begins.
- D A minimum of 2 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 general 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)

All extinguishers should be inspected annually by a competent engineer to ensure they are in good working order.

Further advice can be obtained from the fire prevention officer of the local fire brigade and from your insurers.

- E This is a summary report only, as it is 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.

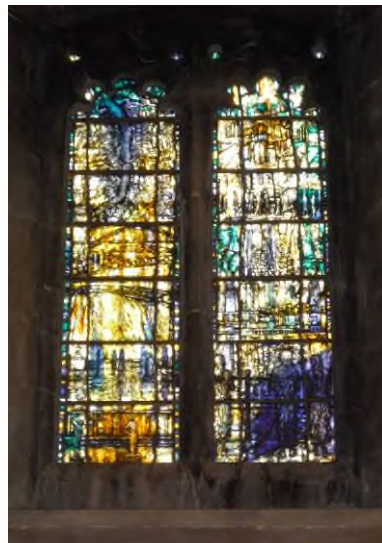
The professional advisor is willing to advise the PCC on implementing the recommendations and will if so requested prepare a specification, seek tenders and oversee the repairs.

- F Although the measure requires the church to be inspected every 5 years, it should be realized that serious trouble may develop in between these surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 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. This then must be presented with any amendments made by the PCC, to the Annual Parochial Church Meeting. **The PCC are strongly advised to enter into contract with a local builder for the cleaning out of gutters and downpipes twice a year.**

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 CCC by Church House Publishing.

- G 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.
- H The repairs recommended in the report will (with the exception of some minor maintenance items) are subject to the faculty jurisdiction.
- I Woodwork or other parts of the building that are covered, unexposed or inaccessible have not been inspected. The adviser cannot therefore report that any such part of the building is free from defect.

This appendix is based on *A Guide for the Quinquennial Inspection of Churches, Diocese of Birmingham 1993*.



A GUIDE TO ROUTINE MAINTENANCE AND INSPECTION OF CHURCH PROPERTY

It is good practice for the PCC to appoint a fabric officer to take care of the routine maintenance of the church. This officer must report to the PCC and remain subject to its control and direction. The Care of Churches and Ecclesiastical Jurisdiction Measure 1991 requires the churchwardens to inspect the fabric of the church at least once a year, to produce a report on the fabric of the church and the articles belonging to it to the PCC, and to make that report to the annual parochial church meeting on behalf of the PCC. The following list gives an indication of the time of year when certain jobs should be done. It is not exhaustive.

Spring, early summer	<p>Whenever necessary inspect gutters and roofs from ground level and inside especially when it is raining.</p> <p>Clear snow from vulnerable areas.</p> <p>Clear concealed valley gutters.</p> <p>Make full inspection of the church for annual meeting.</p> <p>Check church inventory and update log book.</p> <p>Check bird-proofing to meshed openings.</p> <p>Sweep out any high level spaces. Check for bats and report any finds to English Nature.</p> <p>Cut any ivy starting to grow up walls and poison.</p> <p>Spray around the base of the walls to discourage weed growth.</p> <p>Check heating apparatus and clean flues.</p>
Summer	<p>Arrange for routine service of heating equipment.</p> <p>Check interior between second week of April and second week of June for active beetle infestation and report findings to the professional adviser.</p> <p>Check all ventilators in the floor and elsewhere and clean out as necessary.</p> <p>Spring clean the church.</p> <p>Cut any church grass.</p> <p>Cut ivy growth and spray (again).</p> <p>Recheck heating installation before autumn and test run.</p>

Arrange for any external painting required.

Autumn

Check gutters, downpipes, gullies, roofs etc. after leaf fall.

Rod out any drain runs to ensure water clears easily, especially under pavements.

Inspect roofs with binoculars from ground level, counting number of slipped slates, etc. for repair.

Clean rubbish from ventilation holes inside and out.

Check heating installation, lagging to hot water pipes etc. and repair as necessary.

Winter

Check roof spaces and under floors for vermin and poison.

Check under valley gutters after cold spells for signs of leaking roofs.

Bleed radiators and undertake routine maintenance to heating systems.

Check temperatures in different areas of the building to ensure even temperature throughout and note any discrepancies.

Annually

Arrange for servicing of fire extinguishers.

Inspect abutting buildings to ensure there is no build-up of leaves or other debris against the walls.

Check the condition of outside walls, windows, sash cords, steps and any other areas likely to be a hazard to people entering the building.

Check the extent of any insurance cover and update as necessary.

Every 5 years

Arrange for testing of the electrical systems.

Arrange for the testing of any lightning protection.

It is vital, especially with older people, to keep them warm and well ventilated at all times. The fabric officer should ensure that such ventilation is taking place, especially after services.