

Diocese of Durham

St Margaret, Tanfield

(CH. No 18)

Ecclesiastical Jurisdiction and Care of Churches Measure 2018

Quinquennial Report

On the architect's inspection of

25th October 2022

Archdeaconry of Durham

Deanery of Lanchester

Grade II listed – Tanfield Conservation Area

alongside separately listed; two sets of walls and gate piers & seven tombs and headstones

Incumbent – TBC (interregnum)



Report prepared by

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REVISION A

Dates of inspection - 25.10.2022

Weather – Mostly sunny, 9°C

Date of report - November 2022

Date of previous report -April 2016

PART ONE

1. Inspection notes

- 1.1 I have made a thorough general survey of the condition of the church and grounds. The inspection was such as could readily be made from ground and tower roof levels and ladders. I have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and I am therefore unable to report that any such part is free from defect. None of the services were tested. Damp meters were not used.
- 1.2 It is not obvious that there are any asbestos containing materials in the church, however it could still be found in such things as 20th century additions or pipe lagging. This report is not a survey under the Control of Asbestos Regulations 2012. If the PCC determines that a survey is required following their own assessment, a specialist contractor should be approached. The parish should make themselves familiar with the guidance provided to parishes by the HSE through The Church of England website.

2. Brief description

- 2.1 A Georgian rebuild 1749 on a much older village church site. Originally entrance doors under the W windows in N and S sides of nave, a blank W gable and a short chancel. A W gallery added 1792 with stair in NW corner. Tower 1853 with new entrance to nave, three floors and one unbroken stage outside. Chancel rebuilt 1863. Roof pitch raised in 19th C, perhaps 1878 when plaque says church was remodeled, restored, and reseated by Austin, Johnson and Hicks with new organ. Included new arcades and chancel arch to match in lieu of the earlier arcades.
- 2.2 Four bay nave with W tower and two storey vestry to its N added in 1906. Three bay chancel with organ chamber and vestry to N. Large sandstone ashlar with Westmorland and Welsh slate roofs.
- 2.3 The tall windows, arcades without capitals and uniform high paneled ceilings throughout make the interior feel notably high and wide.
- 2.4 The church, two gateways and seven gravestones/ monuments are each separately listed (see Appendix A for listing descriptions). Large extension to the churchyard across road to S. owned and maintained by Durham County Council. Many mature trees in both churchyards.



Internal View of Nave



External Rear view



Internal view from Altar

3. Previous Inspections

This is the author's first inspection; however, the previous report has been obtained and was conducted by Mr Ian Ness, who was consulted prior to my visit.

4. Recent recorded works

The log book was available at the time of inspection. Whilst it had some good historic information on the church and its fittings, the information recorded on recent works is lacking, most importantly the dates of any future works should be added.

The previous report also noted significant works from 1970 -2005 as follows:

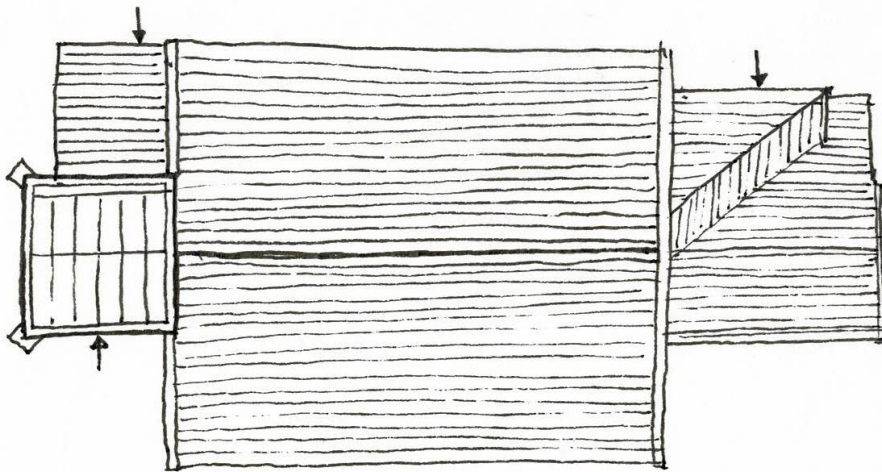
- Exterior stone sandblasted 1973
- The 1984 report advised the roof was becoming nail sick and would be due for reslating in 5-10 years (no reslating recorded but there is felt under the slates)
- Dry rot found in Tower rooms, treated 1987 with substantial replastering (so must be ringing chamber and/or clock stage)
- Roof void sprayed against woodworm 1987
- New balanced flue heaters, gas supply, gas pipes in heating ducts, electric supply to heaters 1988
- New higher ringing chamber floor 1990 after defective beam ends found. Cracked compound on tower roof resealed
- Dry rot eradicated at SE corner of sanctuary with replacement carved oak panelling
- Complete rewire 1990
- Dry rot in NE store ceiling treated 1994
- S nave guttering rebuilt and stronger fixings, S Chancel lead gutter renewed
- N sanctuary downpipe extended to ground and painted, new soakaway
- Basement boiler room filled and floored over, the stair partition removed to enlarge the NE vestry as a small meeting room, and the external door part blocked with a new sash window. Sink removed from NE room and lead water pipe capped in external access chamber
- Organ cleaned and repaired; case repaired including new support posts
- Electric clock winding added 2003
- Choir vestry and N chance roofs repaired and watertables pointed at choir vestry and NE room
- Local Authority repaired walls and stabilised headstones and monuments in both churchyards

Works completed since the last inspection		
Date:	Description:	By whom:
8 th Aug 2016	Weathermould replaced on vestry outer door and repainted (Prev QI Ref: 46)	JW
	Redecorated door and windows at NE (Prev QI Ref: 46)	JW
	Choir Vestry slates repaired (Prev QI Ref: 18)	Glenmore Roofing
March 2018	Full refurbishment of existing bells, new frames and two new bells installed in tower.	Whites of Appleton
	Plater removed from NE room. (Prev QI Ref: 21,66,67)	JW/FP/ WW
	Saplings removed from [headstones] coping stones (Prev QI Ref: 35)	DCC
	Loose paint removed from wall on main altar	JW/ MW
	Loose paint removed from lady altar	JW/ MW
	Hatch to tower roof repaired	FP/ JW
19 th Feb 2022	Loose slates secured at edge of tower	Keith Thompson Roofing Co.

5. Summary of condition

- 5.1 The building appears at rest, though there has been minor spread in the past.
- 5.2 The tower roof and parts of the gutters remain in poor condition. Parts of the church floor are loose or out of level. In the NE room rising and penetrating damp remains a problem.
- 5.3 Areas of glazing require urgent attention, particularly to the NE and to a lesser extent to the S chance. Additionally, due to the loss of paint at the E and the nave NE window, much of the original artistic merit in these windows has now diminished.

Plan of the church (Not available – indicative roof plan below for orientation only)



6. Roof Coverings

6.1 The tower is covered with flat lead with one drip and a box gutter on the N side. The roof is about 5.5m square and divided by timber rolls into 6 bays about 2.65m long and differing widths up to about 1.45m wide. This far exceeds the maximum recommended width. Lead expands and contracts with daily change of temperature, it is laid in sheets of limited sizes and fixed at one edge only, so it is free to move without cracking. Lead roofs are very durable (over 100 years) if correctly sized and allowed to move at waterproof rolls and drips.

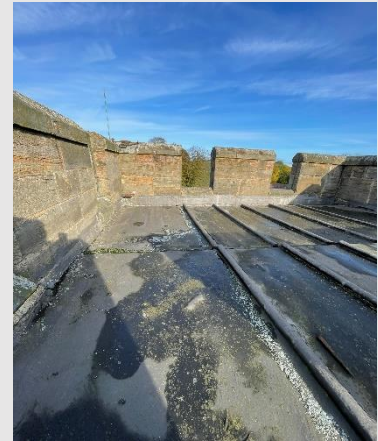


Figure 1- Tower roof

6.1.1 As previously reported - To the tower roof, the lead is covered with brushed-on grey resin reinforced with fiberglass. The resin could have been applied historically to stop leaks through cracked lead. Unfortunately, it has no flexibility and does not stop the lead changing size with temperature, so the lead will also crack the reinforcement. The records show bitumen patching in about 1990 has been split again for at least 15 years. Lichen grows in damp silt trapped in the cracks.

6.1.2 The lead upstands are tucked into grooves in the backs of the parapet stones. At S where the lead is highest. the grooves are under the stone openings themselves. At SW by the hatch the lead is coming loose and has split at the seam.



Figure 2 - Hatch

6.1.3 The hatch's felt covering was reportedly lost at the last inspection, leaving saturated bare ply, the condition has further deteriorated from the last inspection and the ply is delaminating. This is no longer a waterproof covering.

6.1.4 The tower roof deck is boards on joists and two main beams. The boards are too high over the bells to be accessible, but patches of damp and damp staining are evident, although not visibly wet in comparison to photos from last inspection. However, this could simply be due to the lack of rain at the time of inspection as the roof condition has not improved.

6.1.5 The box gutter is twice the recommended length. A bottom outlet through the overhanging parapet from a large NW sump (covered by a wire cage). A previous blockage by bird litter caused a leak all the way down to the N wall of the entry lobby. Gutter remains silted at both ends and dammed up each side of the cage. The lead/ glassfibre coating is cracking at the upstand with the parapet. The boards and beam end below were not accessible to check condition.



Figure 3- Box Gutter

6.1.6 The lead may be original 1853 so well over 100 years old, and now also covered with a defective resin, used inappropriately. Given the history of rot in the tower, the poor lead sizing, the present edge defects, historic leaks (prompting the attempt to use of resin) and the present damp, a thorough repair/ replacement is now required. The lead needs to be stripped (salvage value limited by the adhered resin) and new replacement lead fixed in narrower bays with a redesigned gutter and fixings to allow movement. New hatch needed (covering

lighter than lead, perhaps copper). A sump overflow would be a further improvement. Meanwhile the roof timbers should be regularly checked for rot by a specialist with access equipment.

6.2 **Choir vestry** lean-to N of the tower sound Welsh slate, lead apron and cover flashings at nave wall. Slate fair but some with chipped edges at the top and bottom of the west side. Sound vertical mortar fillet under the stone coping.

6.3 **Nave and aisles** low pitched diminishing Westmorland slates. Felt on the sarking boards so the roof has been re-laid in modern times. Bedding at ridge appears sound. Some cracks at tall mortar fillets at copings. Lead cover flashings at tower. Slate generally sound but some uneven, one slate cracked at top edge to the North side, close to tower. One slate slipped and one cracked on the south slope, near to the west end. Several replacements, in Welsh slate, on lead clips near SW corner.

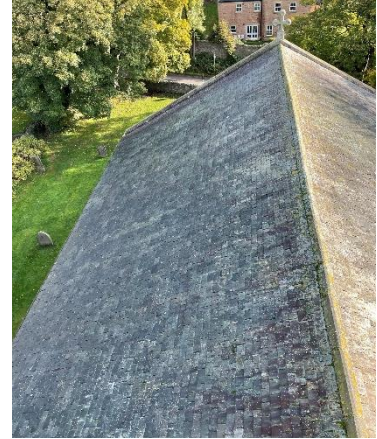


Figure 4- North Face of Nave Roof

6.4 A hipped roof over the **organ chamber** has regular coursed slate, sound looking lead valley and apron flashing, but limited visibility from ground level. Vented slates. This roof was historically re-laid on new timbers after a rot outbreak. There is reportedly a tile missing over the organ.

6.5 At **N chancel and catslide** over the NE room diminishing Westmorland slate. Ventilators top and bottom of the catslide. It is not clear from ground level whether the exposed end of the stone coping on the E wall of the meeting room is lead weathered where a chimney was removed. The outside wall has permeant moss growth and inside the wall is now bare but remains slightly damp, so the weathering needs to be checked closely.

6.6 **S chancel** good but its thin mortar fillet is still cracked away from the nave gable. There are also some slipped slates in this location, on the low SW slope.

7. Rainwater Goods – Generally half round cast iron to the vestries and Ogee to the nave, hidden lead gutters to the tower and south chancel.

7.1 At **tower** a large plastic downpipe to a gully between its N buttress and vestry. The gully was blocked at the time of inspection and the lower section of the downpipe was easily movable.

7.2 At **vestries** a rusting cast iron half round gutter and downpipe. Downpipe was completely blocked with soil and silt, causing water to seep from heavily rusted joints. Gully for rainwater and sink waste, however sink waste too short to fully discharge into gully.



Figure 5- Gutter to north Nave

7.3 At **nave** cast iron gutters and down pipes at each corner so close to the wall that the backs are difficult to paint. They are also severely rusted at most joints.

7.3.1 The SW pipe falls onto a slate bridging to a hollow stone with no visible gully. Plastic gully at the SE pipe. The NW gully has a broken cover which is half missing and the downspout is too short to successfully discharge slow flowing water into this outlet. Gullies and drainage believed installed late 2000's. The pipes previously without drains correspond to the worst floor decay inside.

7.3.2 The S gutter is very rusted but appears sound with falls. It has been refixed on cast aluminium brackets. The rusted N gutter is held up by hooks and screws through the back. All joints are mastic sealed beneath. The old, rusted cast iron straps are weak or failed. The levels are poor and new brackets are needed.

7.4 **Organ chamber and NE room** cast iron gutters, hopper and downpipe very rusty but appear sound. At N chancel a rusting pipe in a corner cannot be fully painted and has rust to the full depth in places. A gully reportedly leading to a soakaway.

7.5 At **S chancel** a lead lined projecting level stone gutter about 8m long with a lead bottom outlet at W end. Long lead gutters need stepped lap joints to take up movement without leakage. But the stone is level, so the lead laid in the early 1990's has three level laps perhaps filled with flexible polysulphide as attempted seals. Leaks through the laps and the stone gutter are shown by streaked wall in rain. The leaks are under the stone joints so the wall-head must get damp, risking decay of roof timbers, these were not accessible for inspection internally, but damp was evident at high level on the corresponding wall.

7.5.1 Plants grow in the gutter full length which must be choked with silt. The practical solution to level laps (which cannot be permanently sealed) would be to replace them with welded neoprene/lead joints which allow some movement – trade name 'T-Pren'. Annual cleaning still required.

7.5.2 The lead outlet pipe falls into a cast iron corner hopper and pipe. Both were part missing at last inspection, perhaps one of the reasons for paint damage inside. Now repaired and seem sound. The gully to the S chancel was completely filled with leaves and debris, blocking most water drainage and causing this to track elsewhere.

7.6 Gullies both sides of the **nave**, though not visible at SW. New drain covers S of the tower for the new S gullies. The wc drains through a silted manhole in the path SW to assumed sewer in the road.

7.7 Ground drainage has been installed along the N side early 2010's. The gullies N of the nave may connect to the WC drain or to old soakaways.



Figure 6- broken gully to N Nave

8. External Walls & Buttresses - Large ashlar with fine joints in very good condition apart from some loss from soft beds and the surface slightly open, both probably due to the sand-blasting. Matching door infills under the NW and SW windows.



Figure 7- Crack to NE window

8.1 **To Nave** - Minor opening of joints below SW window where the infill was poorly bonded. Also, to the NE corner under the last window, a large opening to a perp joint forms part of a historic crack. Two cracked stones to the RHS of the SE window cill. Minor spread above the SE, SW and NE windows with historic wide pointing where some joints are reopened, due to this being the first inspection with no photographs available in the last report, it is currently unclear if this is progressive.

8.1.1 Two buff airbricks at the nave NE corner at chest and low level. There are holes for former/ current service penetrations to the SW corner, at the wall to the nave and to the left of the entrance doors.

8.1.2 Nave walls have a high band course which bears traces of the springs of the former round headed window arches, now changed to four square headed perpendicular windows each side.

8.1.3 **Nave gables** raised when roof pitch steepened in C19th, using well matched stone. The E end good except plant growth in several ashlar joints under the copings, especially at SE corner. The plants are persistently growing in this area, having images available from 2010 & 2016, the damp issue here clearly remains. It is assumed that the recommended action from the previous report was not undertaken, therefore remains as follows; The plants and all roots need to be thoroughly raked out and the joints raked and pointed including open joints under the copings. The coping joints should be checked at the same time and repointed if needed, as it is thought to be a contributing cause of the vegetation growth.



Figure 8- Growth to E Gable 2022

8.1.4 To the south elevation there is weathering to cill of second window from the west, causing some delamination.

8.2 **Chancel** stonework and gable cross good. Well bonded buttresses. Slight vertical crack between nave and SW corner of chancel, there is one large hole approx. half way up which should be filled to prevent wildlife ingress, being careful not to disturb any existing roosts – Refer to guidance doc: www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/bats-churches.

8.3 **Tower** stones and pointing in good condition. Minor loss at W where mortar spread over some low stones. As usual the buttresses are not well bonded, a Slight open joint to SW buttress at the connection with west façade of tower. Overhanging crenelated parapet. Open joints at S copings and inside one parapet.. At S very slight spread shows in open perpend joints over the entrance arch. Inscriptions inside parapet include names of two wardens Benjamin Arkless and John Joicey.

8.4 NE **vestry** window changed from door in 1995. Moss growth on wall and visible damp suggests a wider issue with water penetrating into wall – linked to items 6.5 & 15.3.1.

9. Tower Bells, Frames & Clock

9.1 In top belfry stage 10 bells (not listed) 8 by John Warner & Sons London 1890 – 1894, 2 additional bells added in October 2019 installed by Whites of Appleton and bells by John Taylor & Co. the works included ten new cast iron headstocks, together with gudgeons and bearings for the 13 cwt eight (plus two new treble bells). All bells are reportedly working well.

9.2 Three pairs rectangular openings with timber louvres and reportedly chicken wire inside, all with softboard muffling linings inside (damp stained). Timber beams support rod drive for clock in round opening. Metal clock dial well painted blue and gold.

9.3 The lower access ladder to the tower roof had been removed (presumably during the bell installation) there was therefore no safe access and a ladder was improvised at the time of inspection – this will not be satisfactory for any future access and should have been included to be replaced in the design scheme for the replacement bells.

9.4 Ringing chamber well fitted with wall lights, carpet, painted plastered walls, benches, corner enclosure for clock drive and chime wires. Hatch with gas stay over stair. Iron ladder through added softboard ceiling.



Figure 9- Bells and upper access ladder

9.5 Carpeted clock stage is former ringing stage. Timber enclosure for war memorial clock and pendulum by Wm Potts of Leeds 1920 playing Westminster chimes and hours. Electric winding added in 2003. Service by Potts yearly.

10. External Windows & Doors - Plain lancets in chancel.
Hoodmoulds over the wide tracery in the square headed nave windows which are in only three large stones.

10.1 All openings in good condition. Minor opening of tracery joints, mainly to the south. Minor decay at the NW tracery. The mullions are sound except at the W vestry window (as below). At the tower W opening the long mullion has some delamination. At the SW window one side of the mullion begins to split.

10.2 In upper vestry window the inner faces of the tracery are soft and sanding (next to plaster damage at reveal).

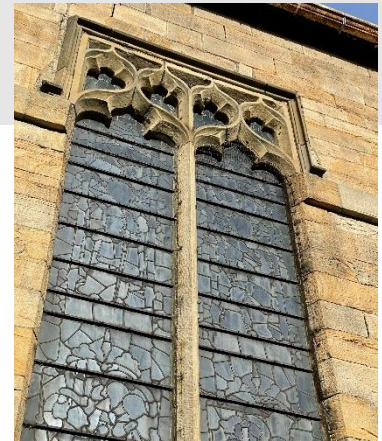


Figure 10- Open joints to tracery

11. External Metalwork, Woodwork & Paintwork



Figure 11- NE weathered window

11.1 Main door and vestry paint good, though main door due to be re-finished.

11.2 A weather-mould over the vestry threshold is missing and should be replaced and painted. A fixing is missing to the main door threshold.

11.3 At NE paint at two sash windows and vestry door are severely weathered.

11.4 Metal ferramenta removed from south windows on the whole, however some remains to the SW window.

INTERNAL FABRIC

12. ROOF STRUCTURE

12.1 Very wide timber structure propped on the arcades appears to be the three 1749 massive low pitched queen post trusses with collars between the heads of the posts overlaid with extra timbers for steeper 19th C roof.

12.2 Gaps between very wide sarking boards show reinforced felt under the slates. The previous QI reports that water marks may pre-date re-slating on felt. No damp reported on last inspection; however it is difficult to tell as no pictures available to assess old damp. No present leaks visible, but dry weather at time of inspection.

12.3 Scattered patches of worm holes in sarking and purlins but no sign of present activity or weak timbers.

12.4 Scissor trusses over narrower chancel reported but accessible to be examined.

12.5 Purlin and valley over organ and part of NE room are replacements spliced to old and protected by membrane where built in (repairs after reported dry rot). Still has signs of damp, although not known if old or new. Close monitoring is advised so the inspector can determine any current progressive damp, alternatively a professional assessment of the timber condition would be the most cautious approach. Mould growth on sarking boards over the organ is visible from ground level.



Figure 12 – internal view of Nave

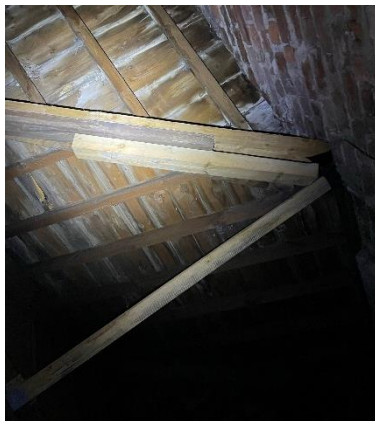


Figure 12- Roof over NE vestry



Figure 13- Roof over catslide



Figure 15- Purlin to upper NW room

12.6 The E part of the NE room roof is rafters and sarking boards. The lower timbers are modern replacements. The old upper timbers above the flat ceiling are severely watermarked. Air movement from the modern slate vents may prevent rot but adding an air brick through the wall would be a further precaution.

12.7 Lean-to upper NW room – painted purlins. One end discolored as if damp, some softening to edge of timber, closely monitor condition for further deterioration as this could be historic.

13. CEILINGS

13.1 Tower lobby, nave and aisles all have flat varnished matchboards in minor and major ribs. Painted and gilded bosses, curved braces and moulded bossed timber cornices, all seeming sound. A few gaps let warm air into the roof space. No insulation.

13.2 Chancel similar but a shallow wagon shape (under the scissor trusses which makes the eaves inaccessible to check damp damage). Larger cream and gold star bosses.

13.3 In NE room two levels of white painted insulated plaster, each with hatch. Ceiling now very discolored over lancet, some of the ceiling finish was removed when plaster was separated from wall (reportedly all plaster inadvertently removed whilst removing paint). Other marks of damp by E wall similar to last inspection.

13.4 Upper choir vestry has good painted plaster with cover laths under the lean-to roof. Clergy vestry similar.

13.5 Painted softboard at ringing and clock chambers.

14. Chancel Arch, Arcades & Masonry – Chancel arch and arcades are sound painted triple chamfered stone. The arcade arches merge into plain round columns and walls with no capitals or responds at the walls. From above visible that the wall above the arcades is part lath and plaster.

14.1 Very slight rising damp at bases of columns. Some appear to have been cut around pews.

14.2 Slight staining to E face of chancel arch – could be linked to moss at item 8.1.3.



Figure 16- Chancel Arch with staining

15. Plaster & Decoration

15.1 **Entrance lobby, clergy vestry, wc, stair** and two chambers in **tower** all have sound painted wall plaster. Lean-to choir vestry plaster fair except window soffit and N reveal and adjacent wall behind electrical intake are flaking with some plaster decay. Little change since last inspection. The watertable over seems sound so the cause is not clear. This plaster and tracery damage may be historic from before roof repairs in 2012.

15.2 **Nave and chancel** good except flaking paint remains

15.2.1 at the E end of the S aisle near the chancel screen and minor efflorescence in the chancel SW corner (both unchanged and caused by the former broken rainwater pipe, now repaired) and

15.2.2 at upper SE corner of S aisle (also unchanged and connected to the damp causing the growth in the stone)

15.2.3 flaking paint and efflorescing plaster at both E corners of the chancel, worse at N and probably caused by the S gutter and the same leak which affects the NE room (next paragraph)

15.3 At **NE Vestry**

15.3.1 The upper E wall plaster and decoration broken down by damp, reportedly when removing paint from this area, plaster also de-bonded from wall. This is linked to an ongoing roof or upper wall defect (items 6.5 & 8.4).

15.3.2 low level paint is flaked at the S wall and at both nibs left when the former boiler stair wall was removed, though not at the ventilated former chimney in the SE corner. Perhaps no damp proof course was inserted in the walls when the solid floor was laid on the boiler room fill. The inner door is left open to help dissipate damp.

15.3.3 The loss of paint and plaster may be an advantage, allowing the external wall to breathe. Solutions to the remaining low-level damage may be, in order of increasing cost and reliability:

- As per the Eastern most wall; the plaster could be removed and the masonry left exposed to breathe permanently
- as above but covered with ventilated and isolated wainscot panelling similar to the organ panelling
- The previous report suggested an injected damp course, however the conservative (SPAB) approach suggests this can cause more issues than it solves. Therefore, improved ground drainage to the outside would be more appropriate.



Figure 17 - Damp wall to NE vestry

16. Partitions, Doors & Paneling –

16.1 Pair very tall flush ply doors from lobby to nave with overhead closers and fine brass pulls. The closer action may be damaged by the chains holding the doors open. The doors are hard to close against the tight frame and very thick carpet, the south door no longer fully closes. Frame is in carved part gilded screen infilled with coloured leaded glass. Glass is sound though S side has only two bars and rattles.

16.2 Chancel screen appears late 19th or early 20th C, stepped forward into nave to make room for four clergy stalls. Oak with ornate gold tracery and cross. Metal grid gates. Half the tracery over the gates has dropped a little and should be pinned up.

16.3 Nave wainscot is good quality varnished dark stained panelling to cill level. Behind the 1957 S Aisle altar it is lower and pale grained. This chapel is part enclosed by the chancel screen.

16.4 Oak panelling in chancel with carved bosses and cut around a stone stoop on the N side. A section S of the altar was replaced after dry rot. Matching oak four panelled door to the NE room with decorated architrave. Sound oak matchboards E of the organ with panelled door into the case.

16.5 Four and five panelled doors in clergy vestry to stair, wc, cupboard under stair and entrance lobby (which has stained ply added on the lobby side).

16.6 Painted flush doors in tower, including choir cupboard doors.

17. Ventilation – Two large, decorated air grills in nave ceiling, historic heating vents in floor.

18. Glass - No change since last QI and the schedule from that time repeated below.

18.1 E three lancets Resurrection, Crucifixion, Ascension 1864 James Joicey memorial. Sound and stained parts still vivid but much painted detail is lost especially some faces and hands. Dirty with large cobwebs.

18.2 Three S Chancel lancets stained and painted floral patterned. Paint good but some glass buckled due to weak lead pattern (roundels and large diapers). Some dirt. The bottom halves are covered inside by polythene in hardwood frames, perhaps to reduce draughts through buckled leads. The glass should be cleaned and releaded by specialists with more saddle bars for support. OR reglaze in leaded white glass for much better daylight at the dark chancel.

18.3 The four S Aisle windows are very fine stained glass in good condition, slightly dirty. So similar in style and layout that they make a set although by different hands. Square external saddle bars closely spaced.

- SE silver/yellow 1885 John Eden memorial
- next Slingsby Eden memorial 1904 with Kempe wheat mark.
- next Robert Clark memorial 1889, some repairs with lesser quality painting

- SW Shaftoe memorial 1915 Kempe & Co.

18.4 The four N aisle windows are mixed style and quality

- NW sound but very dirty leaded white quarries, internal saddle bars and external ferramenta. Gives good daylight at font.
- next modern painted glass in clear background. SS Andrew and Peter, Davison family memorial, internal saddle bars, sound
- next Archdale memorial 1925, good painted and stained-glass late Kempe & Co. similar to S windows including external saddle bars, sound but dirty
- NE Joicey memorial 1881, split open vertically at many leads, apparently due to slight past wall movement. Paint severely lost to the point where urgent attention is required and complete removal should be considered. A different design or change to completely white glass would improve daylight (as at font).

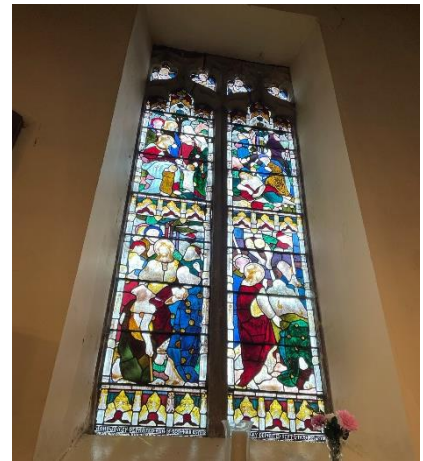


Figure 18- N window – urgent renewal

18.5 The organ chamber and NE room have domestic style 12 pane sliding sash windows.

Shutters at organ, ply blocking at the NE room. At E a lancet with clear white diapers. All dirty but sound

18.674. Fanlight over entrance doors and clergy vestry lancet have cast white glass. In ringing chamber two narrow lancets and one twin lancet which extends down into clock chamber. Clear leaded quarries and diapers, sound and wired to saddle bars and to external ferramenta at twin.

18.7 The chancel E and S have copper mesh wired to the stone, mostly complete and not robust.

18.8 Remaining glass unprotected. At the aisles traces of former mesh. At the NE window rusted wire framing is the only remnant of former mesh rusted away.

19. Floors, Rails

19.1 In the **chancel** clergy stalls on softwood platforms on flags. Fitted carpet over broken flags at the centre walkway. A huge black 18C Ralph Clavering grave cover no longer visible, possibly the cause of undulation in the carpet. Woodblock under stall platforms. Sound stone communion step. Marble altar platform and tiles at top two levels. Altar moved forward on a timber platform extension.

19.2 The **nave** and **aisle** walkways have regular stone flags with iron heating grills. Under the pews softwood blocks 2" thick on concrete without bitumen bedding or other damp proofing. It seems the whole floor has no barrier to rising damp which must protect the walls from rising damp by letting moisture evaporate. However, this has caused almost all blocks to become loose.



Figure 19 - Wooden floor block

19.2.1 Woodblocks at the **SE and SW corners** are sunk and loose due to slight wet rot in the undersides. The cause may be slight rising damp due to exposure at the corners or to the former lack of drainage at the downpipes. Attempts have been made to get prices to lift the damaged blocks, clean the concrete, piece in sound wood and to treat the lifted blocks against decay before relaying in bitumen compound. New blocks may be obtainable.

19.3 Fitted carpet on the centre walkway with unknown backing. Unless it lets moisture through it may increase damp in the blocks.

- 19.4 The visible flags at the aisles and front and back are worn. They are also dropped at the chancel screen and at heaters at the SE and NE corners due to disturbed fill under.
- 19.5 The altar sits on a raised timber platform and the timber edging is loose to the south side.
- 19.6 At the **S aisle** a 1957 Lady Chapel with fine ventilated curved maple platform with oak rails and turned balusters. The loose S rail would be firmer if fixed to a block on the panelling. The floor finish undulates to the raised area.
- 19.7 At the **NE room** membrane underlay under the carpet on solid floor may increase damp in the walls if there is no floor damp proof membrane.
- 19.8 Tower lobby worn stone flags covered by fitted carpet on underlay, increasing the step up from the matwell which is unaltered. Would be improved if the mat were raised on ply to stone threshold level nearer carpet level. Unknown carpet backing and underlay. Unless the carpet lets moisture through it may increase damp in the walls.
- 19.9 Clergy vestry carpet, wc lino, both on concrete. At upper choir vestry loose carpets on softwood board floor.

20. Monuments, Brasses, Furnishings, Organ & Clock

Monuments:

- Fine Rippon marble broken column, S aisle, minor damage, some dirt
 - Brass Great War, carved oak frame, S aisle
 - Marble Dorethea Methold 1857 by Bedford of London, N aisle, dirty
 - Large ledger stones set into the chancel walls :
 - o N carved sandstone 1734 flush with plaster, graceful and sound but hidden by 1922 bishop's chair
 - o S 1628 with decayed edges, plaster ragged and hollow where it carries over the stone edge
 - Thomas Armstorng Headstone memorial.
- 20.1 Altar varnished panelled oak with carved figures and gold painted carved lamb and bosses, 1899 Asquith memorial. Choir and clergy stalls sound varnished oak.
- 20.2 Oak eagle lectern and octagonal pulpit with linenfold panelling and painted vine carved cornice, may be contemporary with chancel screen.
- 20.3 Comfortable pews and frontals dark stained and varnished softwood with square linenfold ends. Strips of worn carpet on the pews.
- 20.4 Large 1897 Diamond Jubilee marble font and gothic oak cover counterbalanced from a ceiling hook. This has not been used for a number of years due to safety concerns as it was not used during the 2019-2021 pandemic.
- 20.5 Black steel paschal candlestick and votive candle stand.
- 20.6 Organ 1907 by Nelson & Co. Mechanical key and stop action. Pneumatic pedals. Said to be a good instrument. Not significantly altered except blower electrified. One of few remaining three manual Nelson organs so some historical significance. In 2002 extensive repair of numerous defects, perished leathers, collapsed pipes etc and to the case by John Ollett. In regular use and well maintained. Simple oak case with painted bosses matching chancel panelling. Dull grey painted pipes. W side facing aisle similar but painted softwood, pipes and cantilevered casing now propped to the floor on turned posts.

21 Heating

- 21.1 Temcana Kestral individually fired and flued gas fan heaters (28 years old) at entry lobby, nave (8 No. – 4No. of which are currently working) and chancel. Kestral 550 at vestry and choir vestry,

Gas entry at the tower lobby W wall where the meter is boxed. Wire flue cages outside. Loose thermostatic electric heaters at the organ bench and the NE room.

21.2 Four gas heaters not working because parts unobtainable. Effect said to be still reasonable if kept running. Clearly the remaining heaters will not last much longer and a full replacement is required.

21.3 The lack of former heat and ventilation from a boiler may be part of the damp problem at the NE vestry (over the filled former boiler room).

22 Electrical - Complete rewire 1990. Last test certificate 16.08.2021. One recommendation included within the report - *Consumer unit is not metal or installed in a non-combustible cabinet or enclosure, showing NO signs of thermal damage, located in the sole means of escape for a dwelling area.*

22.1 Installation earthed to water supply. Meter and two modern distribution boards in choir vestry. Third DB for tower in clock stage with surface white plastic conduits to tower sockets and lights.

22.2 Light in staircase to the NE and upper vestry level do not work.

22.3 In the roof space above the nave an exposed wiring junction was left on top of a ceiling joist.

22.4 Concealed or surface white MICC to spotlights and twin metal 13A sockets in lobby. Surface copper MICC to heater spurs and (under floor from a duct) to reading light in pulpit. Twin metal 13A sockets in chancel (with lead to loose heater behind organ bench) and outside chancel screen used for flex to heater in baby grand piano. Trailing flex from socket to low spot at lectern. Rather intrusive twin socket in NW corner mid height with surface wiring across panelling. Twin plastic 13A sockets in vestry. The wiring at recessed socket in the NE room will corrode if the plaster stays damp.

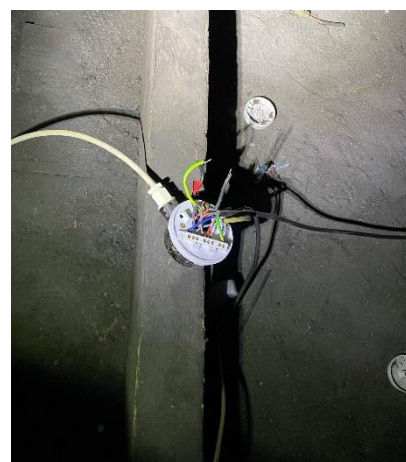


Figure 20 - wiring in nave attic

22.5 Nave lit by ten triple glass pendants on chains with compact fluorescent lamps which give good spread of light. On entering the cross on the screen is hidden by the front centre pendant. Spots used to light and emphasise the S Margaret altar, the font and lectern. The cross is lit by two small uplights on the screen.

22.6 In chancel four halogen down floods (one not working), three PAR spots at sanctuary. Two spots on the clergy stalls. Lamps rather high for changing.

22.7 The general lighting effect is attractive with some sparkle and emphasis. The cross could be better lit, perhaps by a spot at the nave ceiling.

22.8 Fluorescent tubes with diffusers at tower lobby ceiling, in vestry and choir vestry. Batten holders in wc and cupboard under stair. Outside light on buttress needs to be cleaned.

22.9 Microphones, speakers at window cills. Bell push in vestry to organ.

23 Lightning Conductor - Two air rods on opposite corners of the tower, copper tape over crenelations, two down tapes to ground with test clamps. One joined to copper cable by door. Installation well fixed and sound. No test report available.

24 Water & Sanitary Facilities -WC and basin with cold only off vestry. The basin lead waste ends flush with the stone wall which is soaked – as per item 7.2

25 Fire Precautions -Good two-way escape. Extinguishers all serviced March 2022 as follows:

Tower lobby	3 litre water 2 kg CO2
NE room	6 litre foam
Organ	2 kg CO2

25.1 In case of proposal to change note the insurer EIG advises dry powder extinguishers should remain confined to boiler rooms and kitchens because discharge (including accidental and malicious) in church risks serious damage to organs and delicate surfaces because the powder is corrosive.

26 Security

26.1 The original lock on the main doors works well. Mortice deadlocks on the small NE door. Rim deadlock at the N vestry/tower door is less strong. A wall safe under the stair.

26.2 The glass is vulnerable to damage or intrusion but there is some overlooking. After a recent attempt to break in adding security lighting at N side is being considered. May not be good value for money. Wise to consult the neighbours who may be affected unless the light controls are very good.

27 Access - Access is fair. One step outside the main doors can reasonably be used by the infirm and in a wheelchair with assistance. Loose aluminium ramps in the lobby.

27.1 The uneven mat, matwell and carpet are not ideal. A further low step up to the choir.

27.2 The single WC is not adapted for wheelchair use, there is an accessible WC in the nearby Church Hall.

28 Churchyard, boundaries, signs, paths, trees - Church located near the N side of a churchyard which slopes down on three sides. Ground against N side slightly higher, perhaps due to creep down the slope. A flat extension on the other side of the road, closed and maintained by the Council, outside the scope of this QI. Both are well wooded with mixed mature trees, most covered by the 'St Margaret's Tree Preservation Order'. Any work to mature trees should follow local authority advice and consent and faculty.

28.1 The upper yard main gates to the west are modern painted mild steel, gates are in good condition with minor rust. Parts of the moulded cornices at the (listed) classical stone piers are broken.

28.2 S gates are stained timber replacements. Separately listed simple classical piers and curved raised flanking walls. Gates require re-painting.



Figure 21- main gates to west

28.3 Parts of the low stone wall retaining the upper yard ('lowered 1936') have been repointed. Further pointing will stave off decay. Dilapidated E gate, requires complete replacement.

28.4 The many ancient stones, table and chest monuments in the upper yard include 7 separately listed stones and tombs. Most in good condition. Many headstones reset deeper by the Council for stability. The stone plinth around the Joicey tomb has moved (wide open joints) and the brick footings are exposed with open joints.

28.5 Uneven and worn stone flag paths at W and N, slippery when wet. Concrete path from W gates. By the main entry some thin non-slip resin finish, now wearing. A steep tarmac path S of the church. There are also some cracked flags at the SW corner which are unlevel.

28.6 The original sign in a decaying frame at the main W gates, a temporary replacement sign sits to the north of this, however the original requires a permanent upgrade.

28.7 The N wall of the **lower yard** is fair but should be monitored for vegetation growth by the council. Unpainted wrought iron gates in fair condition in piers which are massive stones with plain caps, in curved walls to match the originals opposite. One pier marred by a wide belt of ribbon pointing.

- 28.7.1 Victorian headstones with scattered ceramic heart memorials made around the first war. Overgrown paths. Many mature trees. 20th C extension to SW with small trees including yews. Scattered low black and white marble stones (including 1986 engraved image of Thomas Armstrong 'The Pitman Poet' d1920), some kerbs, some broken stones. Parts of the stone walls patch repaired but E wall ruinous and backed with barbed wire. Damage remains at W and S walls.



28.8 A stream emerges from the NE corner as if the cemetery lies over a culvert. *Figure 22- spawling brick on Clark*

29. Archaeology - The local authority archaeologist advises that Tanfield being a medieval village the church and its site may have archaeological importance and the DAC Archaeological advisor should be consulted when significant works are being considered.

See also Archaeological Assessment August 2007 by Peter Ryder on Diocesan website

30. General comments

30.1 A well-kept and dignified church with extensive churchyards. Permanent improvement of the tower roof needs to be planned. It was noted that within the documents relating to the new bells, there was discussion of maintaining safe access to the tower roof – it appears that this was overlooked or disregarded during the scheme. Access is vital and will need to be re-instated.

30.2 The mainly dark glass, dark wainscot, pews and ceilings combine to make the interior heavily dependent on electric light. The NE & S chancel glass needs structural repair, which would be an opportunity for change. Replacement of windows in plain or etched or patterned clear glass should be considered to let in more light. Part repainting or full replacement of the E chancel windows could also be considered.

PART THREE

Summary of repairs in order of priority

	Comment	Item ref	Budget Costs
Category 1 - Urgent, requiring immediate attention.			
1	Arrange for permeant safe ladder access to tower roof	6.1.3 & 6.1.6, 9.3	£2,000 - £9,999
1	Trace and cure cause of high-level damp in NE room	6.5. 8.4, 15.3.1-3	
1	Clear all gullies and downpipes of blockages	7.1 & 7.2	
1	Urgently repair NE Joicey memorial glazing	18.4	
1	Lightning conductor test	23	
Category 2- Requires attention within 12 months.			
2	Fix any loose slates and renew mortar fillet if required to S Chancel, re-point between copings	6.6. 8.1.3	£10- 29,999
2	Paint or replace all rusted gutters & downpipes, fix Gully at NW corner	7.1, 7.3 & 7.4	
2	Fill hole between Chancel and Nave (guidance link in report)	8.2	
2	Renew or redecorate door and windows to vestry	11.2 & 11.3	
2	Renew S chancel gutter with expansion joints	7.5	
2	Fix lighting to tower staircase & wiring to attic	22.2, 22.3	
2	Plan and prepare for tower roof replacement as below.	As below	
Category 3- Requires attention within the next 12-24 months.			
3	Renew tower roof and gutter and point parapet	6.1.1 - 6.1.6	£50,000- 249,999
3	Re-point tracery	10.1	
3	Ease S door from Lobby to Nave	16.1	
3	Fix edging to Altar	19.5	
Category 4- Requires attention within the quinquennial period.			
4	Monitor damp to timbers to NE room, over organ and end of purlin to NW tower room	12.5 & 12.7	£10- 29,999
4	Repair/ Re-level wooden block flooring	19.2.1	
4	Plan and renew heating system	21.1 - 21.2	
4	Replace East gate	28.3	
Category 5- A desirable improvement with no timescale.			
5	Clean and re-lead S Chancel Lancets	18.2	£0- £1,999
5	Raise matwell	19.8 & 27	
5	Decide on action to reduce damp in NW room - add air brick through upper E wall to improve air flow	6.5. 8.4, 15.3.1-3	
Advice & routine maintenance. This can mostly be done without professional advice or a faculty.			
	New inspector to monitor all cracks in stonework for any progression at next QI	8.1	
	Keep all gutters clean - on a 6 monthly schedule minimum.		
	Council to inspect and maintain lower graveyard.		
	Keep logbook updated with works and dates carried out.		

AREAS NOT INSPECTED (The following list may not be exhaustive)

- Under floor voids (where present)
- Organ Pipework
- Covered timbers
- Rear of tanks and pipes where inaccessible

Advice to the PCC

- This is a summary report; it is not a specification for the execution of the work and must not be used as such.
- The professional adviser is willing to advise the PCC on implementing the recommendations and will if so requested prepare a specification, seek tenders and oversee the repairs.
- The PCC is advised to seek ongoing advice from the professional adviser on problems with the building.
- Contact with the insurance company to ensure that cover is adequate.
- The repairs recommended in the report will (with the exception of some minor maintenance items) be subject to the faculty jurisdiction. Guidance on whether particular work is subject to faculty can be obtained from the DAC.
- **LOGBOOK** The parish has a duty under Canon F13(4) to keep a Log Book recording all work carried out on the building. I commend this practice to the PCC. Not only does it help the inspecting architect but it can prove a valuable aid to the parish.

• **Fire Safety Advice** can be found at <https://www.firesafe.org.uk/places-of-religious-worship/>
<https://www.ecclesiastical.com/risk-management/church-fire-articles/>

- **Electrical Installation**

Any electrical installation should be tested at least every five years in accordance with the recommendations of the Church Buildings Council. The inspection and testing should be carried out in accordance with IEE Regulations, Guidance Note No. 3 and an inspection certificate obtained in every case. The certificate should be kept with the Church Log Book.

- **Heating Installation**

A proper examination and test should be made of the heating system by a qualified engineer each summer before the heating season begins, and the report kept with the Church Log Book

- **Lightning Protection**

Any lightning conductor should be tested at least every five years in accordance with the current British Standard by a competent engineer. The record of the test results and conditions should be kept with the Church Log Book.

- **Asbestos**

A suitable and sufficient assessment should be made as to whether asbestos is or is liable to be present in the premises. Further details on making an assessment are available on <http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church/health-safety-security/asbestos>

- **Equality Act**

The PCC should ensure that they have understood their responsibilities under the Equality Act 2010. Further details and guidance are available at <http://www.churchcare.co.uk/churches/open-sustainable/welcoming-people/accessibility> .

- **Health and Safety**

Overall responsibility for the health and safety of the church and churchyard lies with the incumbent and PCC. This report may identify areas of risk as part of the inspection but this does not equate to a thorough and complete risk assessment by the PCC of the building and churchyard.

- **Bats and other protected species**

The PCC should be aware of its responsibilities where protected species are present in a church. Guidance can be found at: <http://www.churchcare.co.uk/shrinking-the-footprint/taking-action/wildlife/bats>

- **Sustainable buildings**

A quinquennial inspection is a good opportunity for a PCC to reflect on the sustainability of the building and its use. This may include adapting the building to allow greater community use, considering how to increase resilience in the face of predicted changes to the climate, as well as increasing energy efficiency and considering other environmental issues. Further guidance is available on <http://www.churchcare.co.uk/churches/open-sustainable> and <http://www.churchcare.co.uk/shrinking-the-footprint>

Appendix A –Listing Descriptions

CHURCH OF ST MARGARET, FRONT STREET

Tanfield 18/170 Church of St.Margaret 19/7/50 GV II Parish church. Nave dated 1749, tower dated 1853, chancel dated 1864, remodelling dated 1878, the latter by Austin, Johnson and Hicks (brass panel in tower describes it as 'remodelled, restored, new seated and new organ'). 1853 and 1864 by public subscription with large contributions from John Eden of Beamish Park, and James Joicey and Company, coal owners. Sandstone ashlar with plinth and quoins; graduated Lakeland slate roof with stone gable copings; Welsh slate roof on north tower vestry. West tower with north vestry; aisled nave; chancel with north organ chamber and vestry. Tower has double boarded doors, with elaborate hinges and lift-scutcheon latch, under fanlight in moulded, shafted round-headed arch; inscription with date above; tall shouldered light above, and 2-light shouldered belfry openings under corbel table and battlemented parapet; west front of tower has shafted round-headed window with paired round-headed lights and plate tracery; clock above. 4-bay nave has 2-light square-headed Perpendicular windows(replacing C18 round-headed windows, of which traces remain) and impost band; lancets in 3-bay chancel, with 3 stepped east lancets; buttresses between bays, angle to tower and chancel, with setbacks. Date panel on nave below impost band at left, and sundial with gnomon above. Roof continuous over aisles, with stone cross finials, and wrought iron vane on tower. Wrought iron foot-scraper. Interior: painted plaster above panelled dado; painted ashlar dressings; panelled chancel; panelled flat nave roof on corbelled wall-posts and low-pitched panelled chancel roof, with Tudor-flower freizes. Triple-chamfered 2-centred arcades springing without capitals from round columns; similar style chancel and tower arches. Perpendicular style rood screen; Communion rail on fat twist balusters; carved wood altar in Gothic style with 3 medallions and 4 apostle figures. Romanesque piscina in north wall. Gothic organ 1907 by Walker. Large raised font, of Frosterley, Devonian and white marble with octagonal bowl on pedestal and 4 shafts; commemorates Queen Victoria's golden jubilee. Perpendicular-style font cover inscribed to T. Duncombe Eden, died 1899. Geometrical glass with figures, in chancel, dated 1864; later glass in aisles, one window signed with mark of mailed hand and ribbon. Monuments include C17 heraldic slabs to members of Tempest and Ripon families; white marble mourning figure and sarcophagus with portrait medallion, on north aisle wall, to Dorothea Melden Eden, by Bedford of London; broken column in south aisle to George Rippon by Jopling of Newcastle.

Listing NGR: NZ1876355478

GATE PIERS WEST OF CHURCH OF ST MARGARET, FRONT STREET

NZ 1855 STANLEY FRONT STREET (North side) Tanfield 18/178 Gate piers west of Church of St. Margaret GV II Gate piers. Probably mid C18. Sandstone ashlar. 2 tall square piers, with plinths and wide cornices; swept coping and tall obelisk finials.

Listing NGR: NZ1871155468

WALLS AND GATE PIERS SOUTH OF CHURCH OF ST MARGARET, FRONT STREET

NZ 1855 STANLEY FRONT STREET (North side) Tanfield 18/179 Walls and gate piers south of Church of St. Margaret GV II Walls and gate piers. Probably mid C18. Sandstone ashlar. Quadrant walls with chamfered coping terminate in 4 square piers with plinths and cornices; obelisk finials sit directly on top of piers.

Listing NGR: NZ1875755433

GREY TOMB CIRCA 10 METRES SOUTH WEST OF CHURCH OF ST MARGARET, FRONT STREET

NZ 1855 STANLEY FRONT STREET (North side) Tanfield 18/174 Grey tomb c.10 metres south-west of Church of St. Margaret GV II Table tomb. Circa 1771. To Edward Gray and members of his family to 1883. Sandstone ashlar; 6 fat balusters support moulded top with long well-cut inscription; among those mentioned is Edward Grey died 1799, and John son of Edward Grey of Newcastle upon Tyne, died 1812.

Listing NGR: NZ1874255456

COCK GRAVE COVER ADJACENT TO WEST WALL OF SOUTH SIDE OF CHURCH OF ST MARGARET, FRONT STREET

NZ 1855 STANLEY FRONT STREET (North side) Tanfield 18/171 Cock grave cover adjacent to west wall of south side of Church of St. Margaret GV II Grave cover. Circa 1636. Tapered slab with moulded edges and border inscription; supported on 2 later balusters. Inscribed to Ralph Cock.

Listing NGR: NZ1875055470

JOICEY TOMB CIRCA 20 METRES NORTH EAST OF GATES TO CHURCH OF ST MARGARET, FRONT STREET

NZ 1855 STANLEY FRONT STREET (North side) Tanfield 18/177 Joicey tomb c.20 metres north-east of gates to Church of St. Margaret GV II Chest tomb, Circa 1863. To James Joicey, coal owner. Pink sandstone chest; curb of yellow bricks with chamfered stone coping. Gothic-style chest has blind tracery, front inscription and moulded, sloping top coping. Included for historical interest; James Joicey gave much to the church, and was a significant figure in the coal industry.

Listing NGR: NZ1877455447

WONDERS TOMB CIRCA 20 METRES SOUTH OF CHURCH OF ST MARGARET, FRONT STREET

NZ 1855 STANLEY FRONT STREET (North side) Tanfield 18/176 Wonders tomb c.20 metres south of Church of St. Margaret GV II Headstone. Circa 1731 to Rebekah daughter of Robert and Dorothy Wonders, and 2 other sisters. Sandstone slab about one metre high with shaped top and panel with low-relief decoration of skull, with ring-fish at left and hour-glass at right, and ribbon inscribed PREPARE TO FOLLOW.

Listing NGR: NZ1878055455

TURNBULL TOMB CIRCA 10 METRES SOUTH EAST OF CHURCH OF ST MARGARET, FRONT STREET

NZ 1855 STANLEY FRONT STREET (North side) Tanfield 18/175 Turnbull tomb c.10 metres south-east of Church of St. Margaret GV II Headstone. Circa 1786. To Thomas Turnbull, gardener at Beamish, and his wife Mary; he died 1786 aged 80; she 1788 aged 96. Included for historical interest; Beamish Hall (q.v.) has a large walled garden and extensive grounds.

Listing NGR: NZ1878255463

WRAY TOMB CIRCA 6 METRES SOUTH EAST OF CHURCH OF ST MARGARET, FRONT STREET

NZ 1855 STANLEY FRONT STREET (North side) Tanfield 18/172 Wray tomb c.6 metres south-east of Church of St. Margaret GV II Headstone. Circa 1678. To John Wray. Sandstone slab about ½ metre high with scrolled top, the scrolls flanking simple foliage. The Wray family lived in Beamish Hall (q.v.), but had their estate sequestered after the Civil War. Included for historical interest.

Listing NGR: NZ1877655467

DAVISON TOMB ADJACENT TO EAST WALL OF SOUTH SIDE OF NAVE OF CHURCH OF ST MARGARET, FRONT STREET

NZ 1855 STANLEY FRONT STREET (North side) Tanfield 18/173 Davison tomb adjacent to east wall of south side of nave of Church of St. Margaret GV II Table tomb. Circa 1811. To Morton John Davison of Beamish Park, died 1811, and members of his family to 1885. High moulded slab on 6 balusters; well-cut inscription.

Listing NGR: NZ1877855476