

Diocese of Durham
St Cuthbert, Blaydon

Ecclesiastical Jurisdiction and Care of Churches Measure 2018

Quinquennial Report
On the architect's inspection of

17th April 2023

Archdeaconry of Sunderland
Deanery of Gateshead West
Grade II listed – Blaydon Conservation Area

Incumbent – Rev Diane Ryan



Report prepared by

Sarah Harrison RIBA

HARRISON ARCHITECTS STUDIO LTD

Unit 5, South Acomb Farm, Bywell, Northumberland, NE43 7AQ
Email: sarah@harrison-architects.com | Telephone: 07917 633 737

REVISION A – Electrical report received June 2023

Dates of inspection - 17.04.2023

Weather – Partially overcast and dry, 13°C

Date of report – May 2023

Date of previous report – September 2016

PART ONE

1. Inspection notes

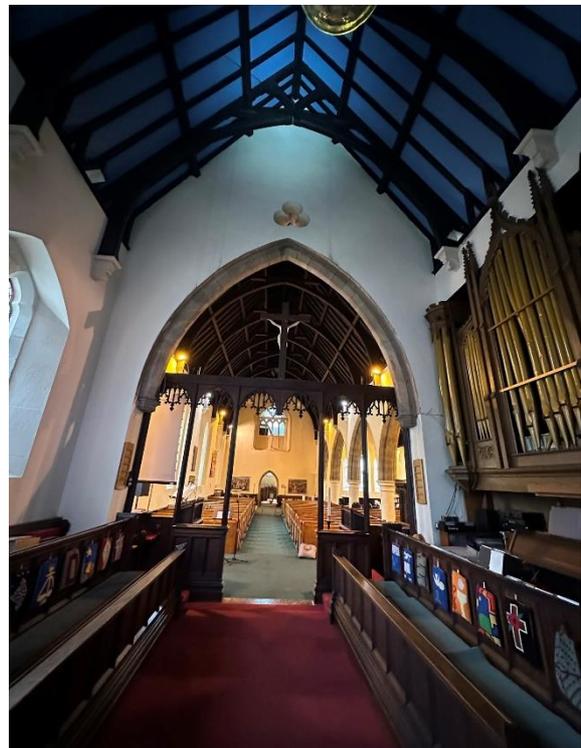
- 1.1 I have made a thorough general survey of the condition of the church and grounds. The inspection was such as could readily be made from ground, tower, and roof valley levels. I have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and I am therefore 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

Early English style church by George Pickering 1844, comprising nave, north aisle, chancel with vestries to the north. Pitched slated roofs and random rubble sandstone with ashlar dressing. Plastered internally with open roofs. Chancel added in 1860-2 and tower 1869. Re-roofed and restored 1882.



Internal View looking from Chancel



Internal view from Altar

2.1 Listing Description

NZ 16 SE BLAYDON SHIBDON ROAD (north side) 4/21 Church of St. Cuthbert

G.V. II

Parish church. 1844 - 45 by G. Pickering; chancel 1860-62 by J.E. Watson; tower 1869; re-roofed and restored 1882. Sneaked sandstone with plinth and ashlar dressings; roof of Welsh slate has overlapping stone gable copings. Early English, and Decorated styles. Nave with large north aisle; chancel with north porch; west tower. Paired lancets, cusped in chancel under dentil table.

Battlemented tower has corner and side spirelets, angle gargoyles. South entrance of pointed arch with nook shafts under head-stopped drip mould; upper stages have 2-light window, clock set in round stone surround in 2-light opening, 2-light belfry opening and quatrefoil bands.

Chancel has 4-light east window with bar tracery; north porch has east door in chamfered pointed arch under cusped triangular window, and 2-light window at right. Steeply pitched roofs. Interior: round piers to double-chamfered 4-bay nave arcades; walls plastered to boarded dado: arch-braced roof on flower-decorated corbels. Memorials: priest's stall, Frosterley marble steps and terrazzo in front of chancel, and chancel screen, 1899 to Reverend M. Green; 1902 pulpit to South African War and Coronation of Edward VII; Boer War brass tablet in south aisle. First World War memorial font; Second World War memorial tablet.

Listing NGR: NZ1843663381

This List entry has been amended to add sources for War Memorials Online and the War Memorials Register. These sources were not used in the compilation of this List entry but are added here as a guide for further reading, 16 August 2017.

3. Previous Inspections

This is the author's first inspection; however, the previous 2016 report has been obtained and was conducted by Mr David Beaumont, who was consulted and assisted with information for continuity.

4. Recent recorded works

The logbook was available at the time of inspection, additional information would be advised, including specific dates for works undertaken and by whom.

Works completed since the last inspection		
Date:	Description:	By whom:
2016	Ridge tiles replaced	
2017	Low water pressure in toilets – checked by water company, fault not in church main valve in road rectified by water company.	NWL
2018	Memorial heater making a noise checked by engineer.	
2023	Garden to rear of church improved by churchwardens	Churchwardens

5. Summary of condition

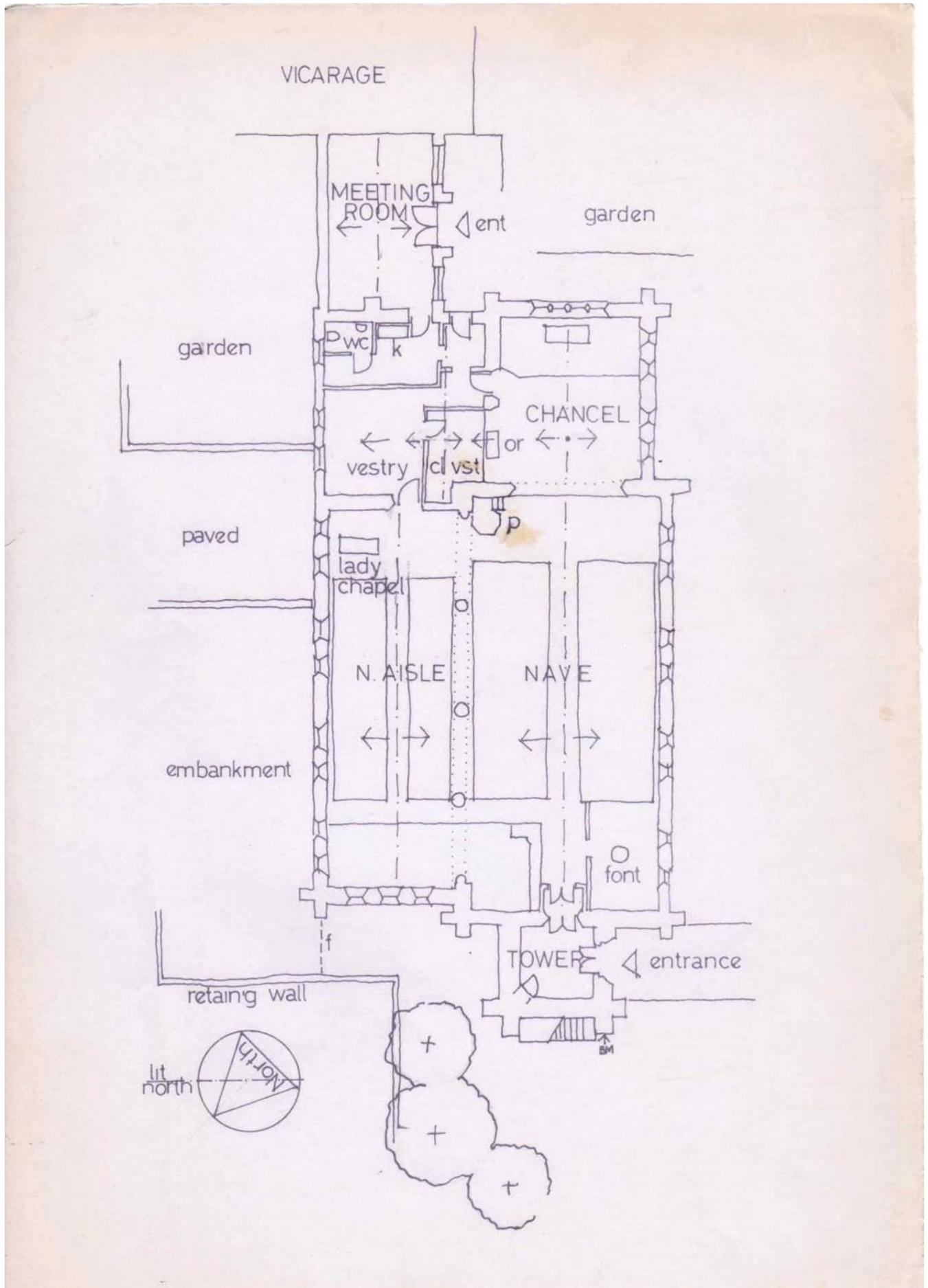
5.1 Internally the structure is faring well, with no major structural cracks. Externally at the east end of the chancel, nave, and north aisle the water table kneeler is coming away to different extents, worst on the north side of the nave. There is a new damp patch internally which corresponds with this corner, and therefore some action is now required to prevent this worsening.

5.2 As the last QI reported, In 1978 the roofs were re-slatted using some of the old slates, with the addition of roofing felt and copper nailed. Now 45 years old, there are a number of slipped and

cracked slates. Ridge tiles are generally sound but the blue clay saddle type are spoiling and cracking in some places.

- 5.3 The re-roofing altered the eaves position and so the previous gutters, probably cast iron, which sat on a continuous projecting course at the eaves, have been replaced with ogee shaped aluminium gutters on rafter brackets. The aluminium gutters in many cases remain undecorated and appear to be leaking at several joints. The downpipes are mostly cast iron and have a number of defects including large, rusted holes. They should discharge into gulleys, but many of the gulleys are missing their metal grids and filled with litter or silt.
- 5.4 The stonework is shaling slightly, but the pointing is good, and so whilst the walls will require some attention, it's not needed in the next 10 to 15 years as the stone is reasonably thick. There are isolated stones that require replacement within this period due to safety.
- 5.5 The tower is sound but there is wear to the stonework, mouldings and pointing. There are open joints that need attending to, there is an open joint at the top of the stair turret on the north elevation for example. The louvre timberwork needs repair and painting. The clock dials also require decoration. The work could be done by rope access but scaffold is preferred. The work can wait another 5 years if there are no funds available but should be planned into the works schedule now.
- 5.6 The church is in good decorative order. The meeting room has recently been refurbished which has given this area a new lease of life. The servery to the north aisle makes the church usable for larger community events.

Plan of the church (Courtesy of Jeremy Kendall – former Inspecting Architect pre 2011)



6. Roof Coverings

6.1 **The tower:** Lead roof 9 bays, with hollow core rolls, single pitch with two steps and single outlet to the northeast, with a box gutter. There is a good fall to the outlet the lead appears to be in satisfactory condition. Hatch centrally with small upstand to the west and larger upstand to the east. Assumed redundant chimney to the east. The lightning conductor is attached to all the pinnacles.

6.1.1 Pinnacles and castellations all appear to be stable. The outer face of the northeast pinnacle is delaminating, there is a small crack to the northern side which should be monitored.

6.1.2 There are metal stays with a single bolt to the back of each intermediate pinnacle, the southern support is moveable, the easternmost is completely loose and the bolt has sheered.

6.1.3 The hatch to the roof is copper covered. It remains awkward to lift and would benefit from being hinged. One of the stay rails has rotted and is loose.

6.1.4 To the southeast bay there is a welded seam, the welding looks to have a hairline crack but this could just be to the surface as there is no sign of water penetration below currently.

6.1.5 The rendered, probably brick flue has an air brick to the top, this might be a redundant flue but the air brick is vertical so rain can enter and the mortar pointing around it is coming away. The chimney appears to be open beneath.

6.1.6 There is a loose wire which formerly served as a net fixing to prevent bird ingress, this should be completely removed if no longer in use.



Figure 1- Metal stays to mid pinnacle



Figure 2- Tower roof and hatch

6.2 **Chancel:** Steeply pitched in Welsh slate, lead apron and cover flashings at nave wall, coping stones to the east cement flashing presumably covering lead flashings.

6.2.1 Chancel south elevation

- Ridge – Ok.
- West abutment – Lead flashing looks ok, mortar pointing above this looks to be breaking away just above midpoint.
- East abutment – appears ok from ground level, limited view due to angle and main road.
- General roofing – Slating is fair with one slate loose in the middle and a few towards the base.

6.2.2 Chancel north elevation

- Ridge – OK.
- East abutment – In cement, has some cracks and moss build up, but generally ok.
- West abutment – In lead, looks ok.
- General – Roof looks ok. There are a number of slates with chipped corners, a slate has lifted at the top east side.

6.3 **Nave** As chancel, steeply pitched slate with valley to the north. The blue clay saddle type ridges are spoiling and cracking in some places. However, to avoid breaking more slates when replacing, save these repairs up for when condition worsens.

6.3.1 **Nave south elevation**

- Ridge - A couple of areas of bedding coming away.
- West abutment - Modest lead flashing up against the tower, a small valley against the buttress has vegetation growing. The abutment flashing at lower level has seen the mortar come away.
- East abutment - Flashing and cement pointed, appears ok.
- General - The roof is reasonably fair, but there are at least five or six slipped slates and a couple of slates up by the ridge that are lifting slightly as per the last inspection.



Figure 3- North Face of Nave Roof

6.3.2 **Nave north elevation**



Figure 4- Coping stone delamination

- Ridge - Looks ok apart from some slight delamination of ridges, bedding seems ok.
- General roofing - A few slates slipped or broken across the slope, some moss clusters.
- West abutment to tower has vegetation build-up in the small valley, as per the south elevation.
- The water table to the west has two coping stones which are delaminating, one of which has a large top section loose and liable to falling which could be dangerous.
- East abutment appears ok.
- The lead box gutter between the north aisle and nave looks in good condition though there is some leaf and moss build up.

6.4 **North Aisle**

6.4.1 **South Elevation**

- Several ridge tiles are broken.
- One slate to the east has broken and is loose, 2 other slates are loose to the mid pitch.
- The water table to the west has one coping stone which is cracked and has been repointed in cement badly, there are also open joints higher up.

6.4.2 **North Elevation** (limited view)

- Ridge - Some bedding is coming away and the ridge tiles are delaminating.
- East abutment - Probably lead soakers with a mortar flashing to the water table, flashing coming way to the lower third.
- West abutment - Runs out slightly at the apex and the pointing is coming away slightly.
- General - Slating is generally ok. The iron cross is missing to both ends of the north aisle.

6.5 **Vestry & Office:** South pitch inspected from high level valley; one slate broken but generally ok. The north face continues to a shallow pitch since the roof was re-roofed in the 1970's and unable to gain a view from ground level. The lead at the pitch change appears ok. The northeast abutment was not able to be seen (but reportedly has a lead flashing over) and the southeast water table was heavily patched but ok. The west abutment to the aisle appears to be ok.

6.6 **Meeting Room:** Seen from above, ridge and slating all look good, valleys closely slated and slightly mossy. Limited view to the north.

7. Rainwater Goods – The last inspection reported that a new guttering system of ogee shaped aluminium gutters on rafter brackets had been introduced, widely undecorated and there appeared to be leaking joints. The downpipes are still mostly cast iron. Detailed as follows.

7.1 North Elevation



Figure 5- RWP to tower

7.1.1 Vestry – Gutter still leaking at the joints to the downpipe there is now moss growth, downpipe decoration further degrading. Downpipe leads into a gulley without a grid on it, it looks like it is not actually connecting properly to the drainage and is filled with litter.

7.1.2 Aisle – Temporary repair in lead to the collar junction and the pipe is loose and leads to gulley which is so overgrown it can't be inspected. Slight crack to the swan neck from the gutter. Gutter has leaks from joints, evident at buttress below.

7.1.3 Tower – Large diameter plastic downpipe with a couple of bends in it at high level, leading down to a back inlet gulley which is blocked, a hole in the bottom of the downpipe seems to allow water to overflow.

7.2 West Elevation

7.2.1 North Aisle - This has a downpipe connected to the hopper that takes the discharge from one end of the valley gutter between the nave and aisle. The wall is a little less green than at the last inspection from photographs, suggesting that the water cascading over the top of the hopper was a former issue. The decoration is coming away from the pipe and there is a hole in the lower section of the pipe, there is also no grid on the gulley. This links to damp at item 15.2.

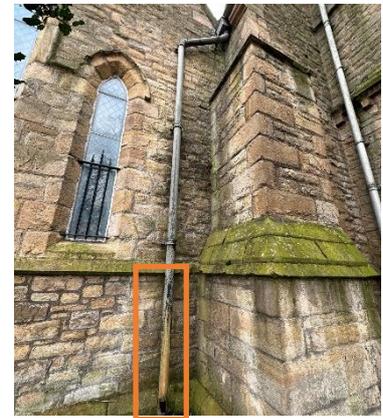


Figure 6 - RWP to north aisle from valley

7.3 South Elevation

7.3.1 Nave – Only a single downpipe serving the roof. There is a hole at the bottom section of the RWP. The swan neck appears to have rusted and lost its form. The joints can't be accessed but they were reported to leak in the last report.

7.3.2 Chancel – Unpainted aluminium goods OG shape, leads to original hopper head and downpipe, looks ok.

7.4 East Elevation

7.4.1 The other end of the long box gutter between the nave and aisle roof. Initially steps down to vestry valley, then discharges onto the meeting room.. Paint work coming away.

7.5 Surface Water Drainage

7.5.1 Split North and South. North is to soak away and the south is to the highway drainage.



Figure 7- Gutter to east valley

8. External Walls & Buttresses – Semi-coursed dressed sandstone, with buttresses and quoins. To south, windows have hoodmoulds at each gable, elsewhere dressed stone to reveals.

8.1 **Vestry, north** - some poor cement pointing, generally sound.

8.2 **Vestry, east** - Some erosion to the water table and has had some cement repairs, there are some open joints near the ridge. Walling is generally fair, but it is shaling, the triangular window is losing its moulding in the cill slightly. The door opening below that is ok. Some slight erosion to the bottom of the cill and some slight lamination of the jamb.

8.3 **Chancel, north** - no walls- enclosed by vestry roof.

8.4 **Chancel, east:**

8.4.1 The view is slightly interrupted by trees. The north side has a crack at the foot of the kneeler and it is rotating outwards slightly, looks like there has been repair to this in the past in lime mortar. You can see that the line of the water table isn't true and this is quite a big stone, you can also see that the bed joint to the kneeler support stone is triangular so the kneeler needs picking up and putting back in again. The kneeler on the other side has a slight crack to it but can be re-pointed and doesn't need re-set at this time.

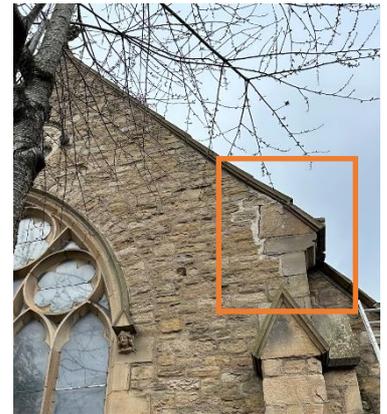


Figure 8 - crack to kneeler at 8.4.1

8.4.2 The circular quatrefoil window has been repaired recently. The four light lancet window below that has had its hood moulding renewed and work to the tracery, some slight erosion to the foot as it touches the cill.

8.4.3 North buttress appears sound, some delamination to south buttress, on the south side there is one stone where the face has separated and is at risk of falling.

8.5 **Chancel south** - Slight open joints to the former corbel gutter but not really a problem, generally the stonework is fair, some cracks and missing pieces to the string course. The stone is fairly friable across this and all other elevations, this is normal due to the quality of the stone.

8.6 **Nave, south (from west to east):**

8.6.1 **Bay one** – Buttress ok, general walling ok with some holes from former service penetrations and signage. Some pointing missing from the window putty.

8.6.2 **Bay two** – Open joint to the gutter corbel, masonry ok, windows ok, slight cracking to the putty. Stone erosion to base of buttress.

8.6.3 **Bay three** – Slight water bleaching to area behind the downpipe, reportedly due to the collar leaking. The plinth course one stone is eroding but doesn't need attention. Buttresses eroding but ok.

8.6.4 **Bay four** – Slight displacement to the western most lancet key stone but I think that is ok, walling a little dirty at lower level but ok.



Figure 9 - erosion to base of buttress

8.7 **Nave, west:**

8.7.1 **South side:** Walling generally ok but the return to the buttresses eroding slightly at both the top and the bottom.

8.7.2 **North side:** Water table is delaminating and the junction right up at the head looks poor. Walling is generally ok though.

8.8 Nave, north: enclosed by aisle.



Figure 10 - crack to kneeler at 8.9

8.9 Nave east – high level above adjoining chancel there is a large crack that runs from mid gable to the kneeler at the eaves. The kneeler itself looks to have moved outwards by 30mm. This area looks to have been filled many times, could be due to eaves spread.

8.10 North Aisle, West:

8.10.1 Water table at the apex is badly eroded. The circular trefoil window's cill is eroding and there is a crack to the hood mould on the right-hand label stop.

8.10.2 The three light windows are heavily eroded, and the hood moulds are beginning to be ineffective.

8.10.3 Generally, the walling is eroded, the north kneeler has a crack to the top of the buttress and the buttress to the corner of the nave has a stone where the face is delaminating.

There are some joints coming apart a little above the lancets but not problematic. The plinth stonework below is ok. Heavily moss covered.

8.11 North Aisle, North: Some cement pointing but in fair condition. The buttress to the east end near the vestry has some very open joints at the base. There is a fault with the gutter above one of the buttresses (item 7.1.2) causing water to sit on plinth level, eroding stone and making base of buttress damp.

8.12 North Aisle, east: Edges missing to watertable to the north. To the south it suffers the same cracking and movement as the nave at item 8.9 above, though not as severe. This could cause gaps to the water table as the cracks beneath to widen.

9. Tower Bells, Frames & Clock

9.1 EXTERNAL TOWER : *Numbered stages are from the top downwards.*

9.1.1 North Elevation:

Stage 6 – Ok.

Stage 5 – Cracking to the belfry lancet hood mould, as per internal inspection. Decoration breaking down on louvres. Northeast corner eroded at string course.

Stage 4 – Quatrefoils eroding, open joints to the string course above it. Clock dial hood mould is breaking down particularly to the east, dial decoration poor.

Stage 3 – Double lancet with quatrefoil, hood mould weathering, open joints at mullion and large crack at joint with cill.

Stage 2 – Crack from above comes through slightly, walling generally ok but has moss growth.

Stage 1 – Open joints at the string course, moss covered, very green at low level and projecting bands.

9.1.2 West Elevation:

Stage 6 – Ok.

Stage 5 – Louvres weathered. Hood mould above is weathered over the southern lancet.

Stage 4 – Quatrefoil is eroded as is the projecting band below. Delamination to southern jamb of clock opening.

Stage 3 – Lancet window ok, heavily soiled mullion with bird muck.

Stage 2 – Ok, heavy moss to top of stair tower and projecting band.

Stage 1 – Lower walling ok

9.1.3 South Elevation:

Stage 6 – Pinnacles and battlement ok. Upper quatrefoil ok.

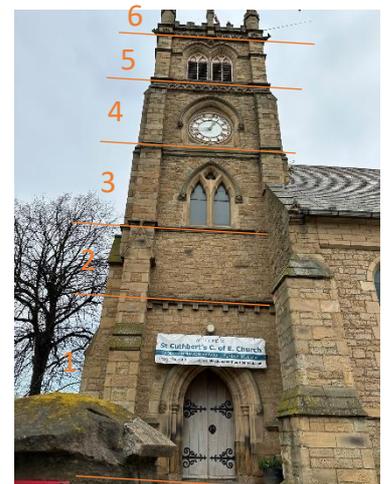


Figure 11 – south tower

Stage 5 – Paint coming away from the louvres, slight erosion to string course to the east, delamination stone to the bottom west side.

Stage 4 - Heavy erosion to the string course above quatrefoils. Quatrefoil eroded. Clock dial lost its decoration, slight delamination of stone to clock reveals.

Stage 3 – Looks to have had mortar repairs at spring point of arch. Slight erosion above window apex.

Stage 2 – Open joints at the string course.

Stage 1 South entrance – Walling partially covered by sign, slight erosion to the nook shafts, base and the plinth, some damp showing at the bottom of the door.

9.1.4 **East Elevation:**

Stage 6- Stone delaminating, see item 6.1.1. Quatrefoils ok.

Stage 5- Belfry stage has loss of hood moulding above windows, string course also eroded.

Stage 4- Quatrefoil moulding is heavily eroded.

Stage 3- Walling and abutment with roof. Stone seems ok, penetrating flue to the north and modern cement repair, minor crack above this point.



Figure 12 - north tower and clock

9.1.5 The louvre timberwork needs repair and painting. Netting the face would discourage perching birds.

9.1.6 Gargoyles appear ok from ground level but would benefit from closer inspection when access is next available.

9.1.7 The clock dials require decoration. The work could be done by rope access, but scaffold is preferred. The work should be planned in this quinquennial period and fundraising should begin if required. The bird ingress issue has not yet been resolved and therefore a plan to prevent this should be implemented at the same time.

10. INTERNAL TOWER

10.1 Belfry:

10.1.1 **Upper level** (*limited safe access and lighting for detailed observations*)

Ceiling – Open boarded ceiling, looks to be in fair condition, no evidence of current water ingress.

Walls – All the walls are reasonably fair, there are some minor cracks above the lancets to the south and east sides, however with this being the author's first inspection, it is not known if these have progressed from similar cracks in previous report. The walls have a pair of lancets on each elevation forming the belfry windows, these have timber baffles within the lancet arch these are beginning to come away, and are propped up with timber. There is mesh to the inner face which is also loose and allowing birds to ingress.

Upper access boards – There are a number of timber boards to the top of the bell frame, however some were loose or had trap ends which could make inspections, maintenance and access to the roof dangerous.

10.1.2 **Lower level** Floor – As reported in the last inspection It is difficult to inspect and there remains to be a lot of bird mess across this level. There are six bells which appear to be ok, but no recent reports from bell ringers were available. The ladder to the upper level is loose and not restrained at the head and foot.

10.1.3 **Bell frame:** Steel (1926) bell frame, painted, fixed into the walls. Looks to be stable, however the frame was covered in bird mess at the time of inspection, so could not check for any corrosion. As per item 9.2.1 the access arrangement seems fairly ad-hoc.

10.1.4 **Bells:** Six bells in a purpose made metal steel frame. They are not regularly rung.

10.2 Clock Chamber:

10.2.1 Ceiling – Stained timber boards over beams, staining appears to be the same as per the photographs from the last inspection. Beams look reasonably sound.

- 10.2.2 Walls – The corners of the walls are corbeled in, assumed to provide a landing for the beams. Limewash covered random rubble walling, the crack above the apex of the south lancet appears as if it could have widened since the last inspection, though it is not clear due to the quality of the picture, easings to the north and west observed as per previous report. At the west which leads on to the nave, there is cracking on the northern side below the steel beam that is supporting the chimney. Cracking looks historic but should be pointed up in lime mortar and then monitored to ensure no further movement happens.
- 10.2.3 Floor – Boarded floor reasonably ok condition. Some bird mess. The room has a few bits of debris, and these should be swept out.
- 10.2.4 The ladder up to the floor above is not fixed at the head, a little bit spindly and covered in bird muck.
- 10.2.5 The room contains the clock mechanism and three dials on all elevations apart from the west, there is no obvious makers' mark of the clock. The central clock mechanism within the timber frame was reported redundant by the last inspector and the clock now has individual mechanisms on each of the dials and looks to be an installation of Smith of Derby. The clock is reportedly maintained by the local authority yearly. There is a crack in the glass to the northern clock face.

10.3 Ringing Chamber:

- 10.3.1 Ceiling – Painted timber boards, some pigeon muck coming through the gaps, one board missing.
- 10.3.2 Walls: South face – slight hairline crack in the plaster above the window, this leads down to the western springing point where the plaster has broken away from the face.
- 10.3.3 West face - Broken quatrefoil and Georgian wire glass with broken northern pane. Cracks below cill level to both sides and to the northern window reveal.
- 10.3.4 North face – Broken quatrefoil. Small hairline cracks to the western side of the window head, a larger crack to the west from the mid-arch. The wall below has hairline cracking to the plaster.
- 10.3.5 East face – This is an arch leading onto the aisle, the stonework above the arch ok apart from a slight crack to the south side. Below the arch there is a glazed timber partition, obscure glazed, some coloured margins, generally ok. The triangular ventilator rattles slightly. The glass is very dirty and a notice board stored against window blocks light to the Nave.
- 10.3.6 Floor – Suspended timber floor, covered in carpet, tables at the foot of the stairs blocks access and could be a safety hazard.
- 10.3.7 General – All the ringing ropes and sallys look ok. Room has two wall mounted electric heaters, not tested. Simple battened and boarded door which is ok. Lit by double florescent. A cover has come off a junction box to the north side and leaves wiring exposed.
- 10.3.8 Windows – Georgian wire glass has been badly put into the window reveals and the putty is breaking down in positions and cracking. This doesn't look to be much worse since the last inspection but may need to be addressed in the next quinquennial period.



Figure 13 – south and west chamber



Figure 14 - crack to south at 10.3.2

10.4 Stair Tower:

- 10.4.1 Walls – Are plastered and painted, generally fair, cracking at the top of the step by the window looks similar to the photo included in the previous report, decoration has deteriorated slightly. Some additional cracks to the underside of the stairs, not mentioned in the previous report but appear historic- monitor.
- 10.4.2 Windows – obscured glass badly pointed in but currently secure.



Figure 15 - crack to stair

10.4.3 General – The steps themselves are sound, there is a slight bit of damp at the bottom of the stairs. Door is slightly warped in the frame but is ok.

10.5 Base of the Tower:

10.5.1 Ceiling – Timber boarded like the ringing chamber above, some gaps around the bell frame access hatch.

10.5.2 Walls – Painted plaster generally ok, a hairline crack above the cupboard in an area that looks to have been filled in the past. Minor hairline cracks from both springing points of the main entrance door and to the apex of the doors into the Nave. Damp to the base of walls by the main entrance doors and to the north east corner has broken down the plaster and decoration, there is now an exposed wire in this location.

10.5.3 Floor – Solid with entrance barrier matting, a slight step at the timber threshold could be a trip hazard.

10.5.4 General – The nave door has electric heater over it. There is a little old fashioned three light in the ceiling with exposed wiring. A cupboard conceals the gas meter and incoming electric supply – further detail at item 22.4.

11. External Windows & Doors

11.1 Entrance door is a pair of double timber doors with cast iron hinges, decoration required on the outside of the doors. There are two locking bars to the inside, the top was a little stiff to remove and the bottom one was beside the door and looks to be unused.

11.2 Vestry North - Rusting widow guards and failing glass pointing.

11.3 Vestry southeast door - A sturdy timber door in reasonable condition, though the weather mould doesn't sit well within the frame and the door requires decoration. A very cheap handle for the age and quality of church.

11.4 South Chancel - Georgian wired over glazing putty is all breaking up, it is probably structurally sound, but it doesn't look very good, can wait to be replaced.

11.5 North Aisle west - The glazing within them is Georgian wired with poor putty and has also had some missiles thrown at it- all three are cracked.

11.6 North Aisle north - Same defect to window security mesh and glass as the vestry.



Figure 16 – north vestry mesh



Figure 17 – vestry door as 11.3

12. External Metalwork, Woodwork & Paintwork

12.1 Steel grid to area below tower – no access available. Steel grate in good condition.

INTERNAL FABRIC

13. ROOF STRUCTURE & CEILINGS

13.1 **Nave:** Open ceiling, trusses, purlins and rafters, diagonal boarding over, no evidence of any water staining and the structure appears satisfactory.

13.2 **Chancel:** Four truss roof with blue painted diagonal boarding, no evidence of water penetration.

13.3 **North Aisle:** Eight trusses open to the ceiling, diagonal boarding over rafters and purlins all in fair condition some historic water staining but no signs of recent water penetration.

13.4 **Rear Vestry:** Ceilings are suspended with recessed luminaires in most cases apart from the meeting room that is florescent, which has some marking on it.

13.5 **Meeting Room:** Recently refurbished, painted plasterboard ceiling in good condition. Former reports of staining due to low levels of insulation may not have been fully addressed by the cosmetic improvements.



Figure 18– North aisle roof structure

14. CHANCEL ARCH, ARCADES & MASONRY / STRUCTURE

14.1 Nave

14.1.1 **South** – This contains four pairs of double lancets. There are cracks over the easternmost lancet, as reported at the last inspection.

14.1.2 The **west** wall features a large opening onto the ringing chamber of the belfry and the entrance archway below it, no cracking evident to that at all. Minor undulation and some historic water staining to the right-hand buttress as it comes down to the upper window into the reveal. Two water marks also coming down on the left-hand side of the window but no change since last inspection so may have been a historic flashing issue.

14.1.3 **North arcade** – Features four arches with painted columns and the bases, all appear ok, they have had the occasional decorative knock. There is one crack to the walling at the base of the truss nearest the chancel, this was not reported in the last inspection but doesn't appear new – monitor.

14.1.4 **East** – This is the chancel arch wall, slight bump in the plaster suggesting that the roof was raised in the past above the triangular window. Chancel arch is in good condition, no evidence of cracking.



Figure 19 – crack discussed at 14.1.3

14.2 North Aisle –

14.2.1 South - this side of the arcade has slight evidence of cracking on the eastern most side, the second apex to east has some pointing missing and the stone it is tilted slightly, looks like a slight drop there probably because of the load from the truss. No further movement from the last inspection and not deemed to be an issue.

14.2.2 West wall has quatrefoil with three light lancet below, no structural concerns.

14.2.3 The north side has a crack over the westernmost lancet, the raised plasterwork indicates this could have been filled in the past and should be again to check for any

additional movement. Small hairline cracks below some of the lancets and appears historic.

- 14.2.4 East end has large archway with door to vestry and meeting room, no cracks evident internally. Walling is ok. The door is reported to have had a minor crack in the past but all appears ok.

14.3 Chancel

- 14.3.1 West – The chancel arch- the arch itself appears in excellent condition there has been a patch repair which is hardly noticeable. Water marks either side of the trefoil window suggesting water penetration through the flashing above, this doesn't appear to have worsened since the last inspection, though uncertain from photographs.
- 14.3.2 East – Circular quatrefoil window in the apex with large, pointed arch, four light window below. The last QI reported no obvious cracks, however there are cracks to the head of both windows, following the line of the inner arch. The gable has seen eaves spread as per item 8.4.1 and this could be a result, this should be monitored closely to identify whether this is a recent or progressive issue.
- 14.3.3 North – Mostly containing the opening into the organ loft, no structural concerns.

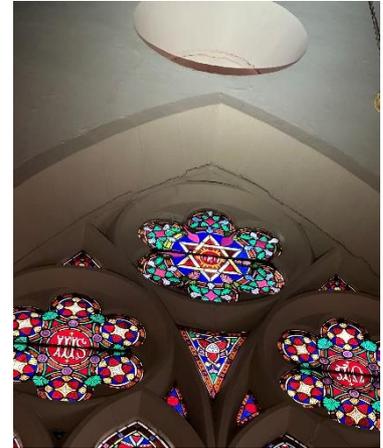


Figure 20 – crack discussed at 14.3.2

15. Plaster & Decoration

- 15.1 The walls to the nave and chancel are all plastered and mostly in good decorative order, other than some minor staining as noted above.
- 15.2 North Aisle West – Painted and plastered walls, as the nave, paneling below. Damp showing in the plaster on the southwest side and also effecting the respond of the pillar, this correlates with the positioning of the broken downpipe externally as per item 7.2.1.
- 15.3 North Aisle North – Same design as the south. Only area of cracking is the most western lancet head has been repaired in the past.
- 15.4 North Aisle East – There is a large damp patch to the top southeast corner, on both the arcade and eastern wall, this corresponds with the cracking externally at item 8.4.1 & 8.12.
- 15.5 Chancel - the walls have been flaking in the past and these have been decorated well. A reredos panel in oak in good condition with hinged panels featuring saints.
- 15.6 Rear Vestry Rooms: Throughout are plastered and are in fair condition. The meeting room has been recently fully refurbished. Historic paint panel showing overpainted stencil work.



Figure 21 – damp to west as 15.2



Figure 22 – damp to east as 15.4

16. Partitions, Doors & Paneling



Figure 23 – chancel door

16.1 Dado paneling is generally ok, there is an area near the radiator to the north which is loose.

16.2 Chancel door - Door to rear rooms catches in the frame and there is pointing missing to the frame and the arch soffit.

16.3 Rear vestry rooms Doors – Office door ok, store doors ok, clergy door to the chancel has a replacement handle but hasn't been re-decorated. Exit door has a rather cheap handle on it. Entrance door to the W.C. doesn't quite latch in the frame and could do with a door stop. W.C doors ok.

16.4 New glazed one and half doors from the tower into the nave with timber surrounds, slightly catching on the carpet but not a problem.

17. **Ventilation** – There are a number of hoppers in windows across the Nave and the north aisle, some of which open, though reportedly these are very rarely used.

18. Glass –

18.1 Nave Windows working from east to west;

- 18.1.1 Window one – Pictorial glazing cracked to LH lancet, external Georgian wired.
- 18.1.2 Window two – Plane obscure quarries different patterns backing to Georgian wired glass, ventilator in the open position doesn't appear to be able to be closed. RH lancet glazing cracked.
- 18.1.3 Window three – Both pictorial and obscure the pictorial has two panes of clear glass within it, which is cracked to the top LHS.
- 18.1.4 Window four – This is pictorial and all ok.

18.2 North Aisle

- 18.2.1 West -The windows have diagonal clear glazing, with circles of pictorial glass within, the over glazing is in Georgian wired glass, the external glazing is cracked on the mid and northern windows. It also has a sturdier external guarding. Windows from west to east;
- 18.2.2 Window one (*from W to E*) – Obscure glazing, different patterns, the Georgian wired over glazing is broken the ventilators are open and dirty.
- 18.2.3 Window two – As number one except the Georgian wire is not broken though there is a cracked pane in one of the ventilators.
- 18.2.4 Window three – Pictorial glass cracked on the left arm of Christ and the over glazing is broken.
- 18.2.5 Window four – Grisaille style pictorial glass, cracked pane at the remembrance of Henry.
- 18.2.6 East- Gable quatrefoil window as the west has a piece of glass missing in it in the northern side quatrefoil.



Figure 24 – window with hopper and cracked pane

18.3 Rear Vestry Rooms - Over glazed office window with Georgian wire glass that's very dirty, original obscure glass makes for a depressing location.

18.4 Base of tower - Four quatrefoil lights on the west elevation, the northernmost of which is cracked badly.

19. Floors, Rails

19.1 **Nave:** Floor – Green carpet over solid floor in circulation areas, either side of the aisle is a raised pew platform, the platform to the north has had its joists repaired and re-sheeted with ply. The platform to the south has sheeting over it but there appears to be no ventilation to it. Towards the end of the aisle it is ramped up make a level area before the chancel.

19.2 **North Aisle** – Floor – Same as Nave. The carpet is rucking slightly at the ramped approach to the rear rooms. Raised timber platforms for pews, 2 boards are loose to the north where access to services has been needed, these should be fixed back in place. One area of raised platform is carpeted near the WWII memorial. To the west the area of the kitchenette has been replaced with vinyl flooring.

19.3 **Chancel:** Floor – Step up from chancel in Frosterley marble in good condition, carpeted throughout onto solid floor, step up to sanctuary also carpeted. Two choir pews either side on timber platforms, these appear ok.

19.4 **Rear Vestry Rooms:** Are all suspended with a variety of carpet and carpet tiles, now beginning to show their age, apart from replacements to meeting room. The W.C's have vinyl which is in good condition though beginning to wear slightly.

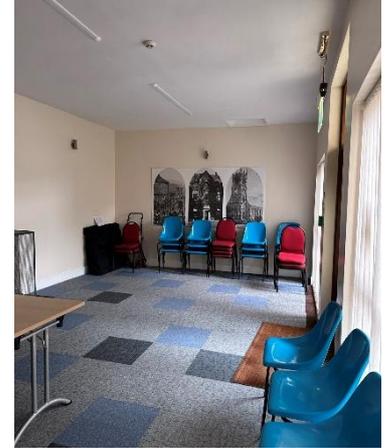


Figure 25 – refurbished meeting rm

20. Monuments, Brasses, Furnishings, Organ & Clock



Figure 26 – altar



Figure 27 – font

20.1 Chancel – Oak reredos, simple chairs, oak alter with carved tracery, sturdy communion rail, oak choir pews.

20.2 Rood screen with over mantle and figure of Christ in oak in good condition with two adjoining priest's desks.

20.3 Oak pulpit in good condition.

20.4 Pews within the nave and north aisle are all the same pattern, rather plain. At the rear of the nave are a pair of pews one of which is an older pattern.

20.5 The font is sited within the rear of the south side of the aisle, marble also serves as a First World War Memorial that sits on a marble plinth comprising chequerboard black and white patterns with Frosterley marble inserts. Enormously heavy font cover, would benefit from assistance lifting.

20.6 Organ: Electronic, three years old. Viscount Vivace 40. This has replaced a former electronic organ. There has been a pipe organ in the past. Some pipes dislodged

20.7 Clock: A former mechanism remains in the clock room and this has been replaced by individual clock mechanisms to the three dials that feature on all elevations apart from the west, installed by Smith of Derby who annually service the installation (last record in logbook from 10/11/22). Dials are losing their decoration

21. Heating

- 21.1 Heating: By gas fired individual heaters. The system was changed to this in 1994 following removal of pew heaters, and an oil fired boiler and pipe system before that. Gas safety report from 13/04/22 in logbook.
- 21.2 Heaters are Temcana Kestrel 55 and they feature in the sanctuary, four on the south wall of the nave, two on the north wall of the north aisle which also has a different style heater. At the rear vestry the heating is the Temcana Kestrel 26 a single one in the space which is cold. Heating in the office by a 2kw standalone fire and fan heater.
- 21.3 There is no heating to the W.C.'s and the meeting room has another gas heater but it is not obvious what it is.
- 21.4 The Temcana heaters are being replaced in a rolling programme by Volcona of Haywards Heath. Serviced annually in November. The heating is not kept on at a constant temperature and only heated for services.
- 21.5 Gas meter: Gas meter is located in the cupboard in the tower entrance lobby and there was a slight smell of gas in the cupboard at the inspection.

22. Electrical

- 22.1 Electricity: Underground service to consumer unit in porch at the west end. Tested in 2012 all reported satisfactory – no test certificate available since this a test should be conducted every 5 years or less. PAT Tested on 29/10/22. *Post inspection note: Electrical test conducted in June 2023; certificates produced.*
- 22.2 Lighting: New lighting system installed circa 2005 comprising sodium and metal halide fittings which provide a good level of light. Tested in 2012. The W.C.'s. have low energy bulk head type lamps.
- 22.3 Sound system: Installed circa 2000 by Blaydon Communications and the system comprises two radio mikes and a lectern and pulpit microphone. Speakers and sound loop installed.
- 22.4 The incoming electric is positioned in the base of the tower as noted at item 10.5.4, the damp in this location has made the backboard friable and this has lost its integrity.
- 22.5 One of the fluorescent lights near the vestry flashes, suggesting the starter is broken.

- 23. Lightning Conductor** - Lightning conductor: The system was replaced in circa 2010 to provide spikes to all of the pinnacles on the tower with a down tape on the north west corner. Serviced in 2014 by Stone Technical Services.

24. Water & Sanitary Facilities –

- 24.1 Servery: This is located in the north aisle at the west end contains a sink with drainer, dishwasher, fridge and hot water boiler standalone on worktop all in reasonably good order with safety floor.
- 24.2 The lobby area itself has quite a few bits and pieces in it, it would be wise to try and tidy that up. The oven looks quite dated, is the oven used, as it is a hazard in one of the churches exits, so would be better to be removed.
- 24.3 Water: Service reported to enter at the east end from the rectory providing a service to W.C. wash hand basin and a sink at the west and east end. There is a stop tap in the garden.
- 24.4 Foul drainage: Connects to the rectory system at the east end.

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

The PCC should carry out or arrange a Fire Risk Assessment in accordance with latest Regulatory Reform (Fire) Order 2006 (details available via the DAC, the local Fire Officer and/or the internet).

Fire extinguishers noted:

East end of north aisle – 6 litre foam.

West end of Nave – 6 litre foam.

Organ – 2kg Co2.

Vestry lobby – 6 litre foam.

Serviced by the PTA fire company. No service information available in logbook.

26. Security – intruder alarm: sited in the vestry office, it is an MF200 by Memvier

27. Access - 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.

27.1 Wheelchair access: There is level access from the road through the porch and nave to the chancel step. Wheelchair users tend to be placed at the front of the pews. The nave circulation has been ramped at the eastern end.

28. Churchyard, boundaries, signs, paths, trees

28.1 The former churchyard at the north has largely been cleared for the creation of a bus station. It is a closed graveyard and the responsibility for maintenance lies with the Local Authority.

28.2 There are some trees on the site which were last inspected in 2013 by the Local Authority where they reportedly received a modest trimming on the south side. The building is within a conservation area and therefore there may well be a tree preservation order on them. The trees are not currently deemed to affect the building negatively, however the trees to the east and west should be monitored.

28.3 East side: Adjoins the 1980's rectory. Flagstones at entrance path and two sets of steel painted gates, the first set are in major need of redecoration, the second set less so but would suggest coating both at the same time.

28.4 South side: Flower beds and paved areas lead to the busy highway; the paving slabs are slightly uneven and were being maintained at the time of inspection. The flower beds are ok, two flower stands both are rusting at base and top and require decoration or replacement. There is also a welcome sign which is in good condition.

28.5 West side: A raised grass area with metal fenced and hedges edges. A cut-through has been created by people getting to bus station, however this leads to a significant drop, it may be wise to prevent this being used.

28.6 North side: A small area of consecrated ground remains, retained by a stone wall. The bus station is immediately beyond this. This area has recently been turned into a 'garden' by the churchwardens, with agreement from the council, and is therefore well kept. Some litter, as is to be expected unfortunately. Rear area behind meeting room not inspected – no access.

PART THREE

Summary of repairs in order of priority

	Comment	Item ref	Budget
Category 1 - Urgent, requiring immediate attention.			
1	The fixings to the back of the pinnacles need replacing to secure metal straps, 2No bolts would be preferred.	6.1.2	£0 £1,999
1	Replace water table coping stone to the northwest side of nave.	6.3.2	
1	Replace or delaminate stone to the south side of the SE buttress to prevent the face falling off.	8.4.3	
4	Conduct 5 yearly electrical test and keep cert in logbook.	<i>carried out 06/23</i>	
1	Fire risk assessment and fire extinguisher service certificates to be kept in logbook, these should be carried out if not already done so.	25	
Category 2- Requires attention within 12 months.			
2	Re-set kneelers to east chancel, east nave and aisle	5.1, 8.4.1, 8.9, 8.12, 15.4	£2,000 - £9,999
2	Tower roof hatch should have an opening mechanism installed.	6.1.3	
2	Clear vegetation and build-up at nave roof abutment to tower to both north and south sides.	6.3.1, 6.3.2	
2	Replace RWP to N. Aisle lower sections and ensure connections to grid with outflow.	7.2.1, 15.2	
2	Make access safe to tower roof with fixed ladders and fixed floorboards.	10.1.1, 10.2.4	
3	Re-decorate doors	11.1, 11.3	
2	Re-decorate or remove window mesh, re-fix when putty deteriorates further	11.2-11.6	
2	Replace board behind consumer unit.	22.4	
Category 3- Requires attention within the next 12-24 months.			
3	Check if flue is redundant, cap if so, install correct capping otherwise.	6.1.5	£0 £1,999
3	Remove wire from former bird netting on tower roof.	6.1.6	
3	Decorate all gutters where necessary and check for leaking joints, replace where leaking. Replace RWPs with holes or cracks.	7.1 – 7.4	
Category 4- Requires attention within the quinquennial period.			
4	The tower stonework needs monitoring, open joints should be re-pointed and stonework which is heavily delaminating or weathered should be scheduled for replacement when funds allow. Louvers to be decorated and mesh applied to stop bird ingress. Clock to be re-decorated.	6.1.1, 9.1, 10.1 – 10.2.	£0 £1,999
4	Tiles Generally – since there are currently no internal leaks showing, monitor condition and replace tiles when condition worsens or leaks show to avoid additional breakage when repairing.	6.2, 6.3, 6.4	
4	Redecorate areas of cracking to assist with monitoring of any additional movement.	10.1.1, 10.3, 10.4, 11.5	
Category 5- A desirable improvement with no timescale.			
5	Replace eastern door handle	11.3	£0 £1,999
5	Stop up short-cut to bus stop across grounds due to fall risk.	28.5	
Advice & routine maintenance. This can mostly be done without professional advice or a faculty.			
	Inspect gargoyles and high level stonework when access is next available.	9.1.6	
	Monitor cracks for any progression	10.1.1, 10.3, 10.4, 11.5, 14.1.3	

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>