

Diocese of Durham

St Mary the Less, Durham
(St John's College Chapel)

Ecclesiastical Jurisdiction and Care of Churches Measure 2018

Quinquennial Report

On the architect's inspection of

3rd November 2022

Archdeaconry of Durham

Deanery of Durham

Grade II listed – within Durham Castle & Cathedral World Heritage Site

Ordinary - Revd Dr Philip Plyming | **Incumbent** – Revd Peter Kashouris



Report prepared by

Sarah Harrison BA(Hons), gCAP, MArch, PGDip, 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

Dates of inspection - 03.11.2022

Weather – Mostly sunny, 8°C

Date of report - November 2022

Date of previous report - June 2017

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 level. 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 small church, now used as the chapel for St John's college (Since 1919). Norman origins, re-built in 1847. Very little remains that is Norman aside the 'chevron patterned chancel arch and above the Sothern porch. The re-build was by Pickering with old materials and apparently, to the original plan.
- 2.2 A simple plan with a very open, tall nave, smaller chancel, and more modern mono-pitch vestry to the North. Small porch to the south. To the north, external stores and a semi sub-terranean boiler room.
- 2.3 The following description is taken from The Buildings of England – Durham by Nikolaus Pevsner.

Very small, and from 1919 St John's College chapel. Nave (windows with nook-shafts), chancel, and bellcote. Rebuilt in 1847, at the instigation of the Rev. James Raine, by Pickering, partly with old materials and apparently, to the original plan. There is, however, very little that is Norman, just some bits of zigzag on the chancel arch and the S door. The rest of the ornament 'from the prototypes in the gallery of the castle'. - PANELLING in the chancel. Cosin-style, with ogee tracery enclosing cherubs' heads, obelisk finials with poppyheads. - SCULPTURE. An extremely fine, far too little known stone relief of Christ seated in a mandorla, surrounded by the symbols of the Evangelists; c. 1215, from St Giles (chancel N wall). - FONT. Norman-style by White of London; the old one moved to St Mary, Shincliffe. - STAINED GLASS. E window by Christopher Webb, 1930. - All the others by Wailes, dated 1842-3. - One N window incorporates fragments of medieval glass. - MONUMENTS. Good foliated slab built into the chancel S wall. - Count Boruwlawski 1837, buried in the cathedral: tablet with a Gothic surround.



Internal View of Nave



Chancel Arch



Altar

3. Previous Inspections

This is the author's first inspection; however, the previous report has been obtained from the DAC. The last Quinquennial Report was undertaken in 2017 by Joanna Wylie, the unobtainable earlier reports from 2010 and 2005 by Peter Brown and previously in 1993 by Jeremy Kendall.

4. Recent recorded works

The log book was not available at the time of inspection. It was reported that there was no log book or the church and records were all held on a digital system. With no access to such system, it was difficult to know what works had been completed and when.

The previous report does not list works preceding 2010 however these appear to have included:

- Full internal re-ordering, installation of glazed internal doors at south entrance, UFH throughout ground floor under new sandstone flags. (Reportedly 2002).
- The Northern vestry and boiler house appear to be c20th additions.

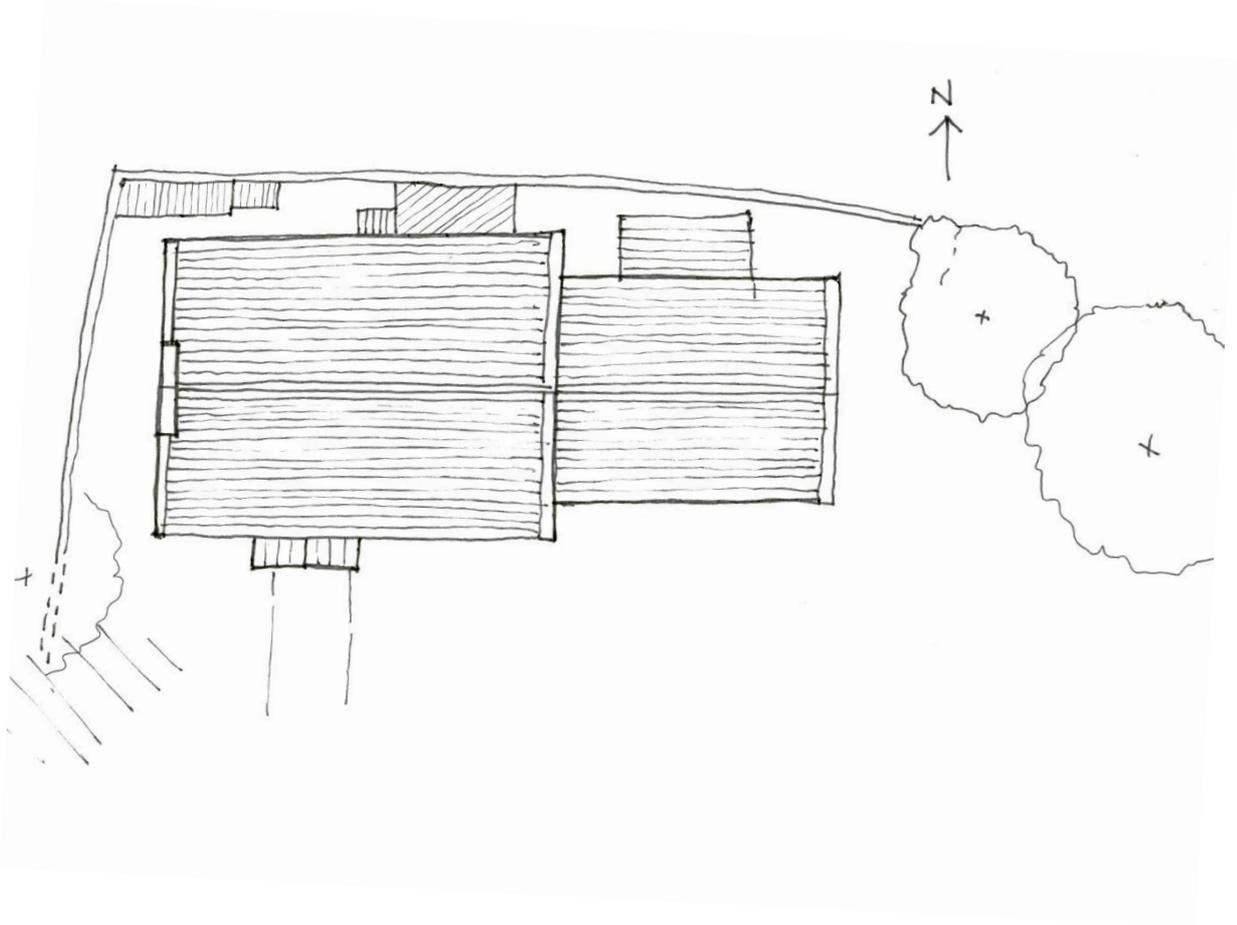
Works completed since the last inspection		
Date:	Description:	By whom:
Aug 2021	Electrical works following report	Mike Smith
unknown	Boiler house roof cleared of leaves and moss	unknown
Unknown	Boiler house and boiler inspected annually	unknown

Little has been done since the last inspection, therefore some of the recommendations from the previous report shall be carried through.

5. Summary of condition

- 5.1 The most significant issue the building faces is the excessive weathering of the sandstone to many areas, there will be a delicate balance to determine the point of replacement and extent of re-pointing. Over-hard pointing in the past has not failed sacrificially before the stone. The replacement mix must be softer, and a careful specification of mortar (both binder and aggregate) including the pointing technique is essential and should form part of the specification for the re-pointing. Sample mixes may be required, to be approved by architect.
- 5.2 Some areas of glazing require urgent attention, it appears that there has been Polycarbonate sheet fitted externally, which has created a sealed cavity between the two panes. This is not a recognized method of secondary glazing and could have caused disproportionate heat build-up adjacent to the stained glass, therefore exacerbating the issue of the bowed panels.
- 5.3 Whilst the internals are generally in good condition, the heating levels were considered excessive, with the UFH set to around 21°C during the daytime. The underfloor heating already appears to have caused some movement and cracks in the 'new' floor, if left at this very warm setting, this could cause further issues.

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



PART TWO

6. **Roof Coverings** – Steeply pitched natural Welsh slate roofs in equal courses to the Nave, chancel and vestry. Sandstone ridge tiles and sandstone coping stones. Lead flashings and assumed soaker to water tables and Chancel abutment to Nave. Lead flashing to Vestry ridge.

6.1 **Nave** roof to the South has a small cluster of slipped slates to the top eastern side, together with a mis-aligned slate centrally. The slates near the bellcote abutment were undulating but satisfactory. To the North side, no visibility from ground level and access to an adjacent building was required to obtain a partial view which appeared sound.



Figure 1- Nave roof – south side

6.2 To the **Chancel** there is one broken slate to the south side, the north had a very limited view but appeared satisfactory.

6.3 At the **Porch and Bellcote** very large stones, generally sound, joints slightly open between stones, but not to the full depth of the joints,

6.4 **Vestry** modern slates, very thin. Cement bed to verge. Generally in good condition, minor moss growth.

6.5 **Boiler-house** roof is reinforced concrete without any waterproof finish, it has a covering of moss and leaves which make it difficult to inspect for defects and if left could deteriorate the condition of the concrete.



Figure 2- Porch Roof

6.6 Outbuildings have clay pantiles, which appear to be ok apart from a number of broken corners.

6.7 The coping stones to the southeast have one very large mortar joint between them, and is beginning to erode. One coping stone to the southwest has a corner missing.

6.8 There is a finial missing to the east end of the Nave, this may have matched that to the east end of the chancel.

7. **Rainwater Goods** – Generally cast-iron ogee to front of Nave and Chancel, half round UPVC to rear. A particularly low profile gutter to the south chancel.

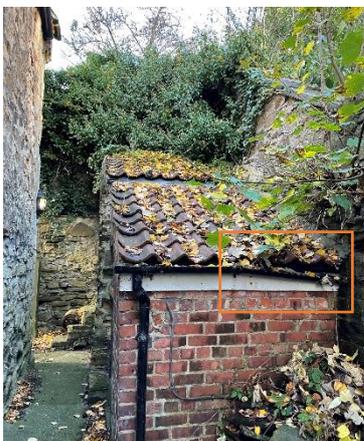


Figure 3 - Gutter to outbuilding

7.1 There is one outlet to each side of the nave and to each side of the chancel. There is a buildup of debris and vegetation growing to each end of the Nave gutter. To the North, there is also build-u at west end of the gutter. There are no gutters or downpipes to the porch, this could be linked to item 13.3.

7.2 The downpipes and the guttering to the south are both beginning to show minor signs of rust, particularly to the rear of the downpipes where their proximity to the wall has made them difficult to decorate.

7.3 Gullies to base at the south side are linked by a concrete channel. Generally, gullies ok but blocked by leaves and soil. RWP to the northeast corner appears to go directly below ground, unknown whether there is a gully at a lower level.

7.4 The fascia on the outbuilding adjacent to the northern wall is rotten, leading to the collapse of the gutter at one end.

7.5 Vestry gutter blocked with leaves, downspouts from here and N. nave discharge onto sodden soil above concrete to the rear of the boiler house, it is unclear where the final discharge point is for this area.

8. External Walls – Random sandstone with quoins, small brick infill patches to north and addition of pale brick vestry with large mortar joints (and visible DPC). Sandstone and red brick outbuildings. All sandstone showing varying levels of erosion due to the softness of the stone, an original aggregate heavy mortar, and later areas of hard over pointing with cementitious mortar. When combined with a soft sandstone, this is likely the cause of the erosion of the stone, made significantly worse on facades with C20th interventions.



Figure 4- South Elevation



Figure 5- North Gable



Figure 6- West Gable



Figure 7- Crack to NE window

8.1 **South Nave and chancel** are probably in the best condition of all facades as they have seen very little modern intervention. However, at the southeast corner two eroded quoins at low level, which were suggested for replacement in the last QI still remain and are worsening. Other areas of erosion are visible mainly to chancel, these should be considered as part of a longer-term replacement scheme. Some re-pointing of joints is also necessary, mainly to the lower courses. These are only facades to have corbels, which generally appear in good condition, one to the west has base missing.

8.1.1 The plaque on the chancel is eroded and has seen cement-based infill in the past, this has caused further erosion behind the face of the stone.

8.2 **East Gable** – The stonework is generally poor and extensive repointing is needed, particularly adjacent to window and at low level. Stone replacement is required in a number of places to prevent further erosion and water penetration. There is some erosion to the hood mould of the window. A crack from the bottom RHS of cill runs to the ground, this appears to be historic and has been re-pointed at some time, this has re-opened and is currently between 0.5-2mm.

8.2.1 East gable of nave at upper level sees some erosion

8.3 **North Chancel** – a mixture of stone and brick around windows. The stone condition is poor, particularly at low level beneath the window at the east end. Large areas of over pointing have led to the mortar becoming proud of the stone, particularly at high level. A cracked stone cill to the E window and cracking



Figure 8 - East Gable erosion

below, the cill has deteriorated further since the last inspection, possibly due to the removal of vegetation.

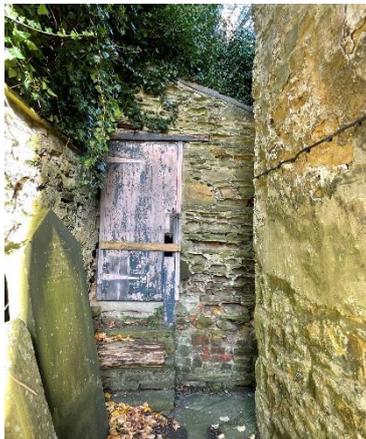
8.4 **North Nave** -this wall is in poor condition with extensive overpointing that has become almost a render. The hard overpointing has led to vast areas of erosion behind the face leaving pockets of voids. There are brick surrounds to two windows and a different type of stone to the smaller window. The large voids behind the overpointing could trap water and lead to further erosion of the softer stone.

8.5 **West Gable** - there are some severe erosion to stones, particularly to the top where the wall is more exposed. There has also been large areas of poor-quality overpointing causing face erosion and open joints. No attempt has been made to point around the cables to the new bells installed over five years ago. The window cill is delaminating.



Figure 9- North Nave overpointing

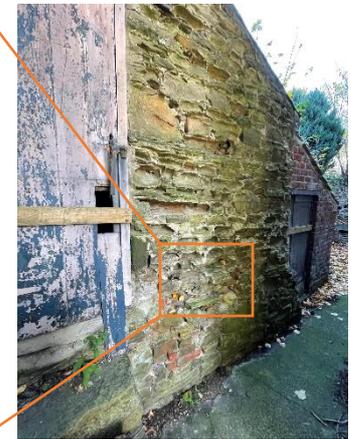
8.6 **Sore/ organ blower chamber** – the stonework is particularly poor with significant erosion of many stones affecting the structural capability of the wall. At this stage complete re-building is required. The brick area is in better condition, no access was available internally, but the previous report suggested a rotten wall plate due to the gutter at item 7.4.



10.1 – side path to stores



10.2 – area of stone completely loose



10.3 – wall area to be re-built

9. Tower Bells & Frames (Date Bells last serviced: Not Recorded)



11 – kneeler to bellcote

9.1 The tall, slender bellcote appears to be in much better condition than the rest of the stonework, possibly due to a harder stone being used for this and the quoins. A mid pier holds pivots for two bells. Electronic ringers which appear to have been installed in the early 2010's.

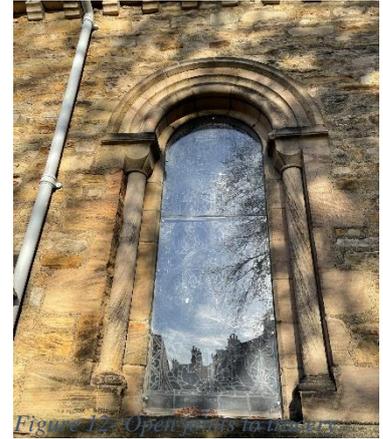
9.2 There is erosion on the northern side to the high-level kneeler, this doesn't look severe at this stage. From ground level, there looks to be two large stone cappings to the base of the bells, closer inspection on the condition of these and the presence of any additional flashings would be beneficial. There is erosion of stonework just above the abutment flashing on the east and some erosion to the lower stones on the west face, to the areas of softer stone.

9.3 A cross sits centrally and looks to be embedded in the ridge stone, no lighting conductor at this point.

10. External Windows & Doors - large round-headed windows, some have shafts with cushion capitals, others are more simple in style.

10.1 There have been a number of polycarbonate protective panels inserted in single sheets and pointed in. This is not a recognised way of installing protection and may have contributed to the severe bowing of some of the stained-glass panels to the south, due to heat build-up, worst to the windows adjacent to the door. Obtain report from stained-glass specialist such as Chris Chesney, Iona Art Glass to conserve bowing panels.

10.2 Main Door – round-headed double door in shafted surround with chevron moulding. Decorative hinges to top and bottom, the latter have been lifted at some time, causing staining on door. Doors generally in good condition, slight water staining to base.



10.3 Boiler room door and window louvers in timber, any pain finish has deteriorated and re-decoration is required.

10.4 Store/Outhouse Doors – battened closed, in severe need of repair or replacement.

10.5 The metal window frame to the vestry requires decoration, the window does open and has bars internally.

INTERNAL FABRIC

11. ROOF STRUCTURE

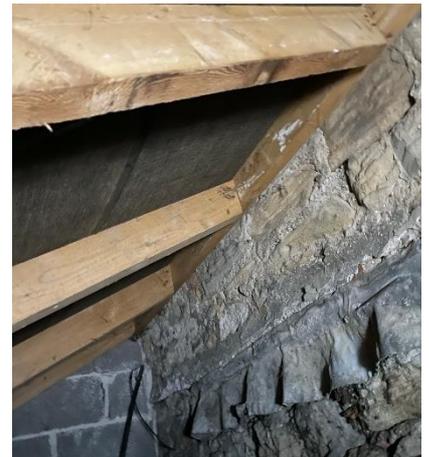
- 11.1 Very steep roof with arch braced trusses to **Nave and Chancel** on stone corbels with coats of arms/ faces to each, wide sarking boards exposed to the underside.
- 11.2 **Porch** – stone arch, crack running from east side of door to highest point, appears to be historic. Stone internally shows signs of erosion and efflorescence,
- 11.3 **Vestry** – Timber rafters with wall plate affixed to external wall, wall plate has been heightened at some point, given presence of a previous lead flashing. Timbers appear in ok condition, some damp staining.



13 – Roof of Chancel



14 – Porch internally



15 – Vestry roof space

12. CEILINGS

- 12.1 Stained softwood v-joint tongue and groove boarding. Painted with blue and stars in the chancel, now very stained in numerous areas; not known if worsened since last inspection.
- 12.2 Plasterboard ceiling to the vestry has some damp staining, water pipe runs through the area of staining, therefore appears this could be the cause. Loft hatch centrally gives access to roof structure above. There is very little insulation within this roof void and an insulated hatch is recommended.

13. INTERNAL WALLS, CHANCEL ARCH, PLASTER & DECORATION –

13.1 **Nave** – Generally all walls are in good condition, painted with detail at arches and exposed stone. Unknown date of last decoration makes it difficult to age any staining or cracks. It is assumed that no decoration has taken place since the last quinquennial report and was part of the 2002 re-ordering.

13.1.1 Some historic cracks to window arches and cills these have been decorated over and show no signs of additional movement.

13.1.2 There is a small area of rising damp in the southwest corner with the plaster showing signs of efflorescence. There are a number of small hairline cracks to the west wall, one originating just above the damp area and tracking up to the south west corner. Another to the south wall at the western most window cill.



Figure 16 – Chancel Arch



Figure 17 – SW Corner with damp and hairline cracks

13.2 **Chancel** - The walls are satisfactory. There is a small area of rising damp to the north wall either side of the vestry door with the plaster showing signs of efflorescence. There is some minor damp near the arched head of the SE window and damp streak staining to wall above this area which is believed to be from a historic leak or condensation.

13.2.1 **Chancel arch** – One stone to the southeast at the base has seen an inordinate amount of erosion, this is likely due to rising damp in this area. This could have been exacerbated by the UFH installation, but there is no available records of this area prior to the inspection.

13.3 **Porch** – The stone at low level has a sandy surface, indicating damp, this was also reported in the last QI. There are small open joints at low level to the west. This could be linked to the lack of gutters (as item 7.1) and prevailing westerly winds/rain.

13.4 **Vestry** - The walls are plastered and painted white; this looks to have been done since the last inspection. There is a large damp stain on the northern wall, this could be linked to the water pipe and tank above.

13.4.1 Inside the vestry cupboard is the incoming electric supply and consumer unit. The lower incoming supply is on a back board which has started to deteriorate due to the damp behind penetrating through.

13.4.2 The decoration is flaking at the light switch, this appears to be where the new plaster has not been bonded correctly to the existing wall rather than damp rising to this point.



Figure 18 – Electric Supply

14. PARTITIONS, DOORS & PANELING –

14.1 Organ loft - in oak paneling, seems like a recent addition but no records to show when this was installed. All in good condition.



Figure 19 – Reredos Screen

14.2 Vestry 4 panel door, generally good condition, decoration beginning to show signs of wear.

14.3 Reredos screen - C17th carved panelling which has cherubs' heads, Gothic tracery and pinnacles, in a dark stained oak, there are several pieces missing including 2 No carved flowers to top and rail in the first bay to the north. SE pinnacle looks to be slant.

15. **VENTILATION** – Hopper in SW & N windows, not tested due to the condition of the glass. Floor vents to the full perimeter.

16. GLASS

16.1 **E. Chancel** – ‘To the glory of God’ fitted in 1930 by St John’s college. Bowed glass mainly to top half. Polycarbonate (PC) externally.

16.2 **S. Chancel** –

- ‘Thomas Bowes’ shields, glass bowed and dropped. PC externally.
- ‘Roberts’ shields, bowed and dropped. PC externally.
- Smaller St Cuthbert window removed from the west gable of the original church and placed here in 1842. Good condition, unlike other windows PC outer is fitted to all sides and stained-glass element has gap at top and bottom to allow air flow.

16.3 **S Nave** – clockwise.

- 'NVBEM ERIPIAM' clear diapers with shield at high level, yellow and blue margin, dirty. PC externally.
- 'In memory of James Raine' very bad bow to the middle panels, light penetration through lead at several areas. PC externally. In urgent need of repair.
- Clear diapers with red and yellow margin, glass severely bowed in several locations. Mesh protection externally.

16.4 **West Gable** – Simple lead with yellow and green pattern in stippled glass, acceptable condition (limited view due to organ)

16.5 **N Nave** – clockwise.

- Clear diapers with IB initials at base – partly faded, PC to outside
- Clear diapers with IB initials hopper not openable – mesh to outside
- 'Do Mine ...' PC secondary glazing with ventilation at top and bottom of lead – painting severely fading.

16.6 **Vestry** –

- white square leaded window, steel frame. Openable but dirty.
- Small lancet 'IR W.C.C' – broken glass, PC externally.

16.7 **N Chancel** –

- 'To the glory of god' wall paint marks to the top and glass fading, dirty to base, PC externally.
- 'OBER TVS FILI ...' ok condition, paint beginning to fade, PC externally.



Figure 20 – Glass in urgent need of repair



Figure 21– N window faded

17. **FLOORS, RAILS** – New sandstone paving throughout the Nave and Chancel, pitch pine flooring to organ loft and vinyl floor to vestry.

17.1 The sandstone paving flags are badly marked with candle grease, which greatly spoils the appearance. In the last Report it was noted that several flags were cracked presumably due to thermal movement with the underfloor heating and these cracks have worsened. The same problems with the floor are evident in the Chancel, one paviour near to the Vestry door is lifting at one corner and moves freely.

17.2 The **organ loft** and spiral staircase are satisfactory.

17.3 **Vestry** – Vinyl appears to be in good condition, the threshold strip to the door is loose.



Figure 22 – Floor lifting

18. MONUMENTS, BRASSES, FURNISHINGS, ORGAN



18.1 A very simple altar, pulpit, lectern, font, and pews, all in oak. New at the time of the re-ordering and are in good condition.

18.2 Original dark oak table behind altar has a middle panel which is broken and requires repair.

18.3 Mandorla with seated Christ and symbols of Evangelists over Vestry door.

18.4 Cross-slab in south wall with interlaced 8-arm cross and sword.

18.5 Painted wood memorial panels to members of Butler family; and to John Butler.

Figure 23 – Hatchment at chancel arch

18.6 Large dark funeral hatchment over chancel arch, that would benefit from cleaning and conservation.

18.7 Gothic memorial at west end to Martin Dunn, mayor, died 1838.

18.8 Brass memorials to John, Elizabeth and Sophia Dunn. Bertram Maddison, Thomas Maddison. Victor Bradsham, and William Maddison, all in good condition, some more polished than others.

18.9 Large gothic stone memorial in West wall near inset marble memorial to John Wandsworth. Memorial slabs also built into south wall under first window to right of porch: (Frosterley marble) to Dorothy and Frances Carnaby and to right of that, Joan Lever wife of Cuthbert.

18.10 No information available on Organ, unknown when last serviced.

19. HEATING – Underfloor heating (UFH) throughout Nave, Chancel and Vestry. New system installed at the time of internal re-ordering.

19.1 **Boiler Room:** A lean to structure containing the gas meter, boiler, and electrical supply board. Dry at the time of inspection, boiler looks to have been installed at the same time as there-ordering. Gas and heating systems should be serviced annually- no records available to inspect.

19.2 The UFH was set to a very high level, I was informed that this is turned on during the day and off at night, high levels of fluctuation can cause issues in old buildings, therefore it is recommended that the heating be lowered to 15-18°C.



Figure 24 – Boiler Room

20. ELECTRICAL: Periodic test of the installation in March 2021, however the report returned as 'unsatisfactory', remedial measures for the urgent actions were undertaken in September 2021.

20.1 The electrical test report suggests further improvements could be implemented.

20.2 As per item 13.4.1, the current incoming supply to the vestry is attached to a board which is degrading, therefore replacement of this board is required by a competent person.

20.3 One light out to the underside of the gallery. Head of smoke detector detached in Vestry.

21. LIGHTNING CONDUCTOR No lightning conductor

22. WATER & SANITARY FACILITIES

22.1 No WC. Sink to vestry.

22.2 Water tank to attic above vestry. Risk of Legionnaires disease should be controlled by regular checks.

23. FIRE PRECAUTIONS – 2No fire extinguishers located by the entrance, last inspected in September 2022. Break-glass at entrance. The PCC should familiarize themselves with the recommendations of their insurers for what fire precautions are required.

24. SECURITY

- 24.1 Outer porch doors very robust with lock. Separate lock to vestry door.
- 24.2 Inner porch doors for temperature control only.
- 24.3 EIG suggest that the safest operation of churches is to leave the doors open where possible at all times during the day, with valuables locked in a separate room, therefore the current situation is considered safe.

25. ACCESS: Level access throughout church, however steps at the entrance gate and no ramped access.

26. ENVIRONS - The site is on a mound and it is retained to the South. This area is a closed graveyard with memorials and a single paved path to the entrance.

26.1 The boundary wall on the north side is in very poor condition and require extensive repointing and stone replacement. This work would need to be done in cooperation with the Cathedral. The vegetation growing out of and over the wall should be removed. The stone wall to the west of the church has collapsed and is protected by hoarding. This wall is Cathedral property.



Figure 25 – North Boundary

26.2 The **retaining walls** to the south and east are in good condition, two large trees sit close to the wall, therefore, continuous monitoring of the wall condition is required. It appears 2no. buttresses have been formed to the east to add additional support.

26.3 The **paths** are generally paved and ok, though undulating in places. The ground falls away steeply to the front retaining walls, with no edge protection.

26.4 Pair of iron **gates** with floral pattern on square columns to the entrance, alongside a simple iron handrail to one side of the stairs, both show signs of rust or flaking, re-decoration required.

26.5 A simple **sign** to the west of the entrance gates, good condition. A freestanding sign to the east, also in very good condition.



Figure 26 – West Boundary

26.6 The site has a number of trees, however the most likely trees to impact the building sit outside the site on the banks to the north and west - a tree assessment by an arboriculturist should be undertaken on these periodically. The PCC did not provide any information on trees protected by a Tree Preservation Order, or on the Gazetteer of ancient, veteran and notable trees. There are no trees which pose a risk to the church building at the present moment.

26.7 **Archaeology** - The site lies within a world heritage site and said to be on the grounds of the original Norman church, therefore the churchyard could be of considerable archaeological importance. Any proposed works may thus require careful archaeological monitoring and pre-works approvals.

PART THREE

Summary of repairs in order of priority

	Comment	Item ref	Budget
Category 1 - Urgent, requiring immediate attention.			
1	Plan for re-build of outbuildings and implement ASAP	10.4	£30,000- 49,999
1	Commission report on stained glass and repair/replace	10.1	
1	Clear all gullies and downpipes of blockages	7	
1	Replace rotten fascia/ broken gutter/ wall plate to outbuilding	7.4	
1	Work with Cathedral to re-build/ re-point northern boundary	26.1	
1	Gradually decrease temperature to maintain a lower heat of 15-16°C, Max 18°C	17.1 & 19.2	
Category 2- Requires attention within 12 months.			
2	Re-fix slates to southern slopes of Nave and Chancel	6.1 & 6.2	£2,000- £9,999
2	Re-point areas of stonework, extents to be agreed with Architect and stone mason on site. Replace/ repair stone cill.	8.1, 8.4 & 8.5	
2	Replace quoin to SE corner	8.1	
2	Remove vegetation from vestry and boiler house roof and from floor between these two areas.	6.5 & 7.5	
2	Clean all gutters and ensure free flow of water to downpipes	7	
2	Prepare and decorate door and louvres to boiler house	10.3	
2	Re-fix door threshold to vestry	17.3	
2	Replace board behind DB in Vestry	13.4.1 & 20.3	
Category 3- Requires attention within the next 12-24 months.			
3	Repair timber to table behind altar and the reredos screen	14.3	£0- £1,999
3	Decorate vestry window	10.5	
3	Re-point porch at LL (damp likely continuous until gutter installed – recommendation to consider gutter or French drain)	13.1, 13.2.1 & 13.3	
Category 4- Requires attention within the quinquennial period.			
4	Plan for the replacement of stone to larger areas	8.4	£10- 29,999
4	Monitor rising damp to vestry and chancel arch	13.2 & 13.2.1	
4	Re-decorate stained wall and ceiling to Vestry	12.2	
4	Re-pant gates and handrail	26.4	
Category 5- A desirable improvement with no timescale.			
5	Consider installation of handrail to boiler house	19.1	£0- £1,999
5	Clean and conserve hatchment	18.5	
5	Install lightning conductor	9.3	
5	Insulate roof over vestry including loft hatch	12.2	
5	Investigate capping below bells	9.2	
Advice & routine maintenance. This can mostly be done without professional advice or a faculty.			
	New inspector to monitor stonework for any progression at next QI and any additional damp staining to roof timbers	8.1, 12.1, 26.2	
	Keep all gutters clean – on a 6 monthly schedule minimum		
	Cathedral to inspect and maintain adjacent areas		
	Keep a 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 Description

Parish church, now college chapel. C12 rebuilt 1846-7 by Pickering, incorporating some original material. Irregularly-coursed squared sandstone with ashlar quoins and dressings; Welsh slate roof with stone gable copings. Nave and south porch; chancel. Neo-Norman style. 4-bay nave has shallow porch in second bay: round-headed double door in shafted surround with chevron moulding under steeply-pitched gable with moulded kneelers. 3 large round-headed windows have shafts with cushion capitals; sill string; bracketed eaves. 2-bay chancel has moulded surrounds and head-stopped drip moulds to round-headed windows, that at left smaller and transferred from original church. Large round-headed east and west windows. West bellcote has 2 round arches under gable.

Memorial slabs built into south wall under first window to right of porch: (Frosterley marble) to Dorothy and Frances Carnaby (died 1684 and 1692) and to right of that, Joan Lever wife of Cuthbert (died 1669).

Interior: plaster above-boarded dado, which has battlemented top, in nave; chancel plaster above C17 carved panelling which has cherubs' heads, Gothic tracery and pinnacles. Head corbels support arch-braced collar and king-post roof, with stencilled stars painted on chancel ceiling. Chancel arch incorporates chevron moulding and is flanked by 2 lower segments set in wall. Door has roll-moulded chevron surround; lozenge-moulded drip string on griffin stops; diaper pattern in panel above to gable. Shouldered-arched north vestry, door under mandorla with seated Christ and symbols of Evangelists. Cross-slab in south wall with interlaced 8-arm cross and sword. Painted wood memorial panels to members of Butler family died 1708 and 1710; and to John Butler - 'a zealous protestant' - died 1597. Large dark funeral hatchment over chancel arch. Gothic memorial at west end to Martin Dunn, mayor, died 1838.