

Michael Atkinson

ARCHITECTURE & HERITAGE



QUINQUENNIAL INSPECTION REPORT

CHURCH OF ST. MARY MAGDALENE
MANOR ROAD, MEDOMSLEY VILLAGE, DH8 6QN

prepared by

Michael Atkinson Architecture + Heritage

Clarewood
144 New Ridley Road
Stocksfield
Northumberland
NE43 7EH

07800 593 347
info@atkinsonarchitecture.co.uk
@architecturo

With thanks to St. Mary Magdalene, Medomsley PCC for their assistance and support in the preparation of this Quinquennial Inspection Report.

REVISION HISTORY

ISSUE	DATE	BY	NOTES
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RECOMMENDATIONS

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Where work is recommended within the main body of the Quinquennial Inspection Report a code is used to highlight the relevant text and indicate the priority as follows:

R0	Urgent works requiring immediate attention.
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R1	Work recommended to be carried out during the next 12 months.
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R2	Work recommended to be carried out within 18 – 24 months.
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R3	Work recommended to be carried out within 5 years.
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R4	A desirable improvement with no timescale.
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M	Routine items of maintenance.
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APPENDICES

A	Practical Path to Net Zero Carbon (PPNZC)
B	Roof Covering Report – Hodgson Sayers (2022)
C	Drainage Report – MAA+H (2024)
D	Flooring Renewal Project – MAA+H (2024)
E	Maintenance Plan
F	Listing Description
G	Explanatory Notes

A. THE INSPECTING ARCHITECT

- A.1 Michael Atkinson
BA BArch DipPPM (Newcastle) MACons (York) RIBA AABC

Michael Atkinson Architecture + Heritage

Clarewood
144 New Ridley Road
Stocksfield
Northumberland
NE43 7EH

07800 593 347
info@atkinsonarchitecture.co.uk
@architecturo

B. BACKGROUND AND GENERAL

- B.1 Church: **Church of St. Mary Magdalene**
Manor Road
Medomsley Village
County Durham
DH8 6QN

Archdeaconry : Durham
Deanery : Lanchester
Parish : Medomsley

- B.2 The Parish Church of St. Mary Magdalene is situated set back on the north side of Manor Road, within the village of Medomsley, County Durham. The village is located about 2 miles (3 km) northeast of the centre of Consett, 1.5 miles (2 km) south of Hamsterley and 1 mile (2 km) southeast of Ebchester along the B6309. Leadgate lies a further mile to the southeast. The church sits roughly central within a large churchyard (fig 1.).

Services at the church include Holy Communion every Sunday at 9.00am, alternating with St. Ives' Church, Leadgate. Every Thursday at 10.30am there is a Celtic Service at the church.

The church is in interregnum, the position of Priest in Charge currently vacant.

- B.3 Ordnance Survey Map reference – NZ 11885 54374.

GENERAL DESCRIPTION OF THE CHURCH

- B.4 A parish church. C13, largely rebuilt 1878 by Austin, Johnson and Hicks except for chancel and part of the south wall. Accommodation consists of nave with north aisle (incorporating meeting room, kitchenette and accessible WC – 2003) and south porch, chancel with north organ chamber and vestry.

The Church merits protection under heritage legislation and is Grade I Listed. NHLE reference number - 1240478 (6th June 1951, amended 21st January 1987)

The church is orientated east-west, geographically and liturgically.

B.5 *External*

Constructed from squared sandstone with ashlar dressings, plinth and quoins; stone flagged roof with stone gable copings. Steeply-gabled porch has double doors in many-moulded 2-centred-arched, shafted surround; stone cross finial; inner door with large delicate wrought iron hinges, in slightly-chamfered round-headed surround, recessed in roll-moulded shafted arch under flat dripmould. Narrow windows, some lancets and some round-headed, longer in nave and paired to right of porch. 3 stepped east lancets. Buttressed west end with single lancet above short buttress; south chancel windows on sill string; east drip string raised to high gable containing roundel. Bellcote with paired openings and weathercock. Steeply-pitched roof, lower on chancel, has angelus and east cross finials.

B.6 *Internal*

Painted plaster with ashlar dressings; braced king-post nave roof and panelled chancel roof with brattished friezes. Wide 2-centred chancel arch, with wide chamfer, and similar inner arch on corbels with nail-head decoration, under dripmould. C19 4-bay north arcade in similar style on round piers and end corbels; similar C19 arches to north Lady chapel/organ chamber. East lancets have moulded rerearches on ringed shafts with nail-head capitals; other windows have C19 rerearches, those in north aisle round, with paired blind 2-centred arches between, the others shouldered. 4 medieval candle-holders (perhaps re-used head-stops) set in chancel side walls; moulded cusped aumbry, and square-headed piscina under sill string.

B.7 *Fittings, Fixtures and Furniture*

C20 glass in 2 south chancel windows signed Heaton, Butler and Bayne, London, to R.E. Parr, vicar. C19 choir screen. Monuments include 2 late Georgian memorial plaques to Hunter family, by Joplings of Gateshead and Newcastle. Grave slabs at west end to Jane Hunter died 1738, and other members of the family to 1843, all interred in the vault. Medieval-style octagonal pedestal font.

B.8 *Churchyard*

The church stands roughly centrally within large open church grounds of grassed areas and multiple headstones under mature tree cover. To the South at the churchyard entrance there are stone gate piers and iron gates (listed grade II - 1260989). To the South side of the church, notable headstones and tombs include Stephenson tomb adjacent to south chancel wall (listed grade II - 1260988), group of 3 tombs (medieval and 2no. early C18) c.6m south of the nave (listed grade II - 1240481) and medieval tomb c.15m south of the nave (listed grade II - 1240479).

B.10 The Church is not scheduled as an ancient monument however due to its associated history and heritage is deemed of archaeological importance. Any proposed repair, conservation and/or construction work to the existing Church fabric will require careful Archaeological monitoring.

B.11 The church and churchyard lie within Medomsley Conservation Area designated by Derwentside District Council (now Durham County Council) in 1975, amended in 1994. By virtue of their location within a conservation area the trees existing within the curtilage of the churchyard will be afforded protection.

B.12 Date of Inspection:

The church was visited and inspected on Thursday 7th March and Thursday 14th March 2024.

Weather: Dry, cool and cloudy on both visits.



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Fig. 1 | Church Location Plan (not to scale)





Fig. 3 | Church Photographs (3.1 - 3.4 Exterior)





Fig. 4 | Church Photographs (4.1 - 4.4 Interior)





Fig. 5 | Church Photographs (5.1 - 5.4 Church Grounds)



Stone gate piers and iron gates (listed grade II - 1260989)



Stephenson tomb adjacent to south chancel wall (listed grade II - 1260988)



C. SCOPE OF THE REPORT

- C.1 A visual inspection of the church has been carried out such as could be undertaken from ground-level and any accessible roofs, galleries and stagings. Binoculars were used for roof inspections externally. Parts of the structure which were inaccessible, enclosed or covered were not opened or any loose floor coverings lifted.
- C.2 The inspection does not comprise of a structural survey of the Church. Where, in the opinion of the Inspecting Architect, it is apparent that specialist structural or civil engineering advice should be sought; this is recorded in the report.
- C.3 The following inaccessible parts were not included in this inspection:
- a. Interior of the Organ.
 - b. Any voids below floor.
 - c. Roofs were examined internally from floor level and externally from ground level via binoculars.
- C.4 The boundary and extent of the churchyard is shown on the location plan (Fig. 1, p. 7).
- C.5 No manhole covers were lifted or drains checked.
- C.6 This report describes defects observed. It is not a specification for execution of any work and must not be used for obtaining builders' estimates. An indication of likely repairs costs is included, but it must be understood that the scope of repair work is undefined, and no measurements have been taken, so the figures are no more than 'educated guesses' and should not be relied upon beyond the purpose of indicating the likely spending commitment to maintain the property to a high standard.
- C.7 The Parochial Church Council is reminded that it must notify the Diocesan Advisory Committee and/or obtain a faculty before putting any repair work in hand. In most cases specifications, schedules and descriptions of the proposed repairs will be required. This report is not a substitute for such documents, but it may be cited in support as identifying the need for repairs.
- C.8 One copy of this Report should be kept with the Church Logbook and Records, for future reference.

Completion of this Quinquennial Inspection Report has referred to the 2019 Quinquennial Inspection Report completed by Hugh Massey of Hugh Massey Architects, Stanley, County Durham.

D. SUSTAINABILITY AND NET ZERO CARBON

On 12 February 2020 General Synod recognised that we are in a climate emergency and committed to an ambitious carbon reduction target of Net Zero by 2030. The culture is changing fast, both outside and within the Church; questions of sustainability should inform all our buildings-related decisions from now on, and this report highlights opportunities for action.

<https://www.churchofengland.org/resources/churchcare/net-zero-carbon-church>

See also the Practical Path to Net Zero Carbon (PPNZC) document in the appendix.

The Church of England Research and Statistics Team has created an Energy Footprint Tool. This will tell your church what your 'carbon footprint' is, based on the energy you use to heat and light your buildings, and is part of the Online Parish Returns System. You will need to input the data from the most recent year's electricity and gas/oil etc. bills, and the tool will then tell you the amount of carbon produced annually by heating and lighting your church building; it will also offer some helpful tips to reduce your carbon emissions. As you use the tool each year, you will be able to see how your church improves, as you take steps to cut your carbon footprint.

<https://www.churchofengland.org/about/policy-and-thinking/our-views/environment-and-climate-change/about-our-environment/energy-footprint-tool>

Most dioceses now have a Diocesan Environmental Officer in post, who may be able to offer support, including on questions of ecology and biodiversity, and signpost you to further resources.

<https://www.churchofengland.org/about/environment-and-climate-change/diocesan-environmental-officers-map>

1. SCHEDULE OF RECENT REPAIR AND MAINTENANCE WORKS

1.1 *Repair and Maintenance Work*

2024

- Drainage survey to south side of church by Aimrange NE Ltd.
- Rainwater goods cleared of leaves

2023

- Pipe organ tuned by Harrison & Harrison
- New boiler installed in the accessible WC by DMS
- New electric meter and isolator installed in vestry by IM Services
- Vestry ceiling stripped of plaster by Armstrong Plasterers
- Fire extinguishers checked by Safe & Sure Ltd.
- West end masonry repointing and water tabling repairs by Corinthia Ltd.
- CO2 monitor replaced in accessible WC by DMS
- Bell rope of bass bell replaced with steel rope by Corinthia Ltd.
- Church boiler serviced by DMS
- Drive security light repaired by DMS
- Stone slare roof repairs to east end of north aisle by Corinthia Ltd.
- Gas meter reset by Bluesky Metering Services

2022

- Roof survey carried out by Hodgson Sayers Ltd.
- Pipe organ tuned by Harrison & Harrison
- Lightning Protection Installation checked by Stone Technical Services Ltd.
- Organ pipes cleaned by Harrison & Harrison
- Church and Churchyard survey by Spatial Geomatics Ltd.

2021

- Repair and maintenance on hold during covid pandemic

2020

- Repair and maintenance on hold during covid pandemic

2019

- Church and Meeting Room boilers serviced by DMS
- Meeting Room fire extinguisher fitted with protective box by Safe & Sure Ltd.
- New light fitted to the organ by DMS
- Lightning Protection Installation checked by Stone Technical Services Ltd.
- Churchyard gates repaired
- Fire extinguishers checked by Safe & Sure Ltd.
- Gas meter changed to smart meter by SMS PLC.

1.2 *Terrier and Logbook*

The Terrier and Logbook were examined as part of the inspection.

M	It is recommended that as a routine item of maintenance the Logbook is updated and made available for review at every subsequent QI.
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2.1 GENERAL CONDITION OF THE CHURCH

This important historic church continues to be maintained in a sound, good structural condition. The PCC is to be commended on their efforts over the preceding quinquennium period which negotiated the covid pandemic. St. Mary Magdelene continues to be a thriving community church.

Although structural movement appears to have remained static over the preceding quinquennial period it is recommended that formal structural advice is obtained and monitoring of the fabric actioned, particularly focusing on the south walling to nave and chancel.

There are two key repair issues to prioritise as urgent matters during the forthcoming quinquennial period. Internally, implement the replacement limecrete floor structure and stone flag covering across both nave and north aisle. This addresses the deteriorating nature of the woodblock flooring under pews and inappropriate concrete floor structures. Externally, addressing the condition of the below ground drainage along the south side of the church, a contributory factor to the issues currently observed to the nave flooring.

The masonry walling is in a sound, good condition however pointing is poor in places with evidence of inappropriate cement pointing together with areas of loose/missing pointing evident. It would be prudent to develop a repointing specification that ensures quality and consistency for patch repairs needed over the forthcoming years.

The roof coverings remain in a sound, good condition however there is vulnerability across the roof of the north aisle and issues with lead abutment flashings and water tabling. It is recommended to address these defects alongside refurbishment of the rainwater goods as medium-term priorities over the quinquennial period. It would be prudent for the PCC to enter a maintenance contract with a local roofing contractor, clearing rainwater goods and attending to roof covering repairs twice annually.

Internally, the church is generally well presented, contains many historic furniture/fittings and provides key facilities (meeting room, kitchenette and accessible WC) for the church and community. The walling decoration however is tired, and it is recommended to renew with a breathable clay paint as a medium-term priority.

Service installations appear to be in a safe, working condition which is assisted by a longstanding good working relationship with an experienced mechanical engineer. The existing gas fired boiler is 20 years old and at the end of its working life, proposals are in place for the installation of a new energy efficient boiler within the vestry.

The on-going life of the church and its buildings depends greatly on the efforts and enthusiasm of its members. Regular maintenance is a key aspect and included with my report is a Maintenance Plan that I hope will assist all over the course of the next quinquennium.

EXTERNAL

3. ROOF COVERINGS

Nave, north aisle, south porch, chancel and vestry roofs are covered in stone slate to diminishing courses with a mortar bedded stone roll top ridge. There are lead raking flashings at gabled abutments, lead valleys at the intersection between vestry and chancel and a horizontal lead flashing at the change in pitch between nave and north aisle. A survey of the roof covering was carried out in 2022 by Hodgson Sayers Ltd., Stanley. A copy of the report is included within Appendix B.

3.1 NAVE + NORTH AISLE

Steeply double pitched roof form to nave discharging directly over shallower mono pitched roof form to N aisle, in turn discharging to cast iron rainwater gutters.

- 3.1.1 It is understood that the current roof covering was installed 1965-67. Hodgson Sayers report of 2022 finds the stone slate in a good condition, regularised and uniform in thickness which suggests that it was new at the time of the installation. The roof buildup consists of a sarking board finish over which bitumen felt is laid with vertical counterbattens supporting slating battens and pegged stone slate. This construction buildup creates an unventilated cavity underneath the stone slate.

The principal area of concern focuses on the stone slating over the north aisle. The HS report identifies consistent damage to the stone slating immediately below the chimney stack area (over the organ chamber) suggesting that repeated 'trafficking' for maintenance of the gutters in and around the stack has resulted in fracture and damage to the stone slates. Previous repairs are evident on the form of lead sheets slid underneath the defective slates.

R2	It is recommended that stone slate repairs are carried out over the organ chamber using York stone to match existing, dressed to profiles by an experienced roofing contractor, specialising in stone slate roof coverings.
M	3.1.2 It is recommended that as a routine item of maintenance an access methodology is prepared to ensure reduced damage of stone slating.

- 3.1.3 The HS report identifies a widespread covering of tree debris and vegetation across the north aisle roof slope, particularly to the lead valleys and guttering behind the chimney stack, to such an extent that they are completely blocked. At the time of the QI a similar condition exists however it was difficult to examine from ground level the valley/gutter condition due to being obscured by the chimney stack.

In addition, the design of the valley gutters is narrow and therefore are susceptible to blockages from leaf debris which can build up quickly, particularly during the autumn months when there is considerable fall of leaf and tree debris.

Refer to item 3.5.1 regarding maintenance recommendations.

- 3.1.4 The lead flashings against water tabling at both east and west gable ends are loose and/or open. The lead flashing to the north slope, west end was addressed as part of masonry repairs carried out in 2023, but it is noted that the lead flashing to the south slope, east end is loose and open, albeit has some protection from the water tabling over.

R2

It is recommended to carry out repairs to the lead gable abutment flashing – nave south slope, east end in conjunction with water tabling repairs (6.1.1).

3.2 SOUTH ENTRANCE PORCH

Steeply double pitched roof form to south entrance porch discharging to cast iron rainwater gutters.

- 3.2.1 Stone slating generally in a sound good condition. Occasional chipped slate. Some staining of stone slate to west slope from rainwater goods above.

Lead flashings against nave in sound condition, similar against water tabling to gable appear OK but worth checking. Section to west slope appears to have void above corresponding to uneven underside of water tabling.

R2

It is recommended to carry out repairs to the lead gable abutment flashing – south entrance porch in conjunction with water tabling repairs (6.2.1).

3.3 CHANCEL

Steeply double pitched roof form to chancel discharging to cast iron rainwater gutters. At north side lead valleys at intersection with vestry.

- 3.3.1 Stone slating in a sound, good condition - similar condition to that of the nave. Occasional chipped slates. To north roof slope, missing slate immediately above chimney stack.

R2

It is recommended to carry out stone slate repairs in conjunction with 3.1.1 by an experienced roofing contractor, specialising in stone slate roof coverings.

- 3.3.2 The lead flashings against water tabling at the east end and nave abutment at the west end are loose and/or open, particularly on the north roof slopes albeit has some protection from the water tabling over.

R2

It is recommended to carry out repairs to lead abutment flashing – chancel north slope, east/west ends in conjunction with water tabling repairs (6.3.1).

3.4 VESTRY

Steeply double pitched roof form to chancel discharging to cast iron rainwater gutters. At east side lead valleys at intersection with chancel, at west side lead valleys at intersection with north aisle.

- 3.4.1 Stone slating in a sound, good condition - similar condition to that of the nave. Occasional chipped slates. To west roof slope there is greater disturbance, cracked slate at low level, missing slates at higher level behind chimney stack.

R2

It is recommended to carry out stone slate repairs in conjunction with 3.1.1 by an experienced roofing contractor, specialising in stone slate roof coverings.

Both east and west valleys are choked with tree and leaf debris.

- 3.4.2 The lead flashings against water tabling at north gable end are loose and/or open, albeit has some protection from the water tabling over.

R2

It is recommended to carry out repairs to the lead gable abutment flashing – east and west slopes in conjunction with water tabling repairs (6.4.1).

3.5 MAINTENANCE

- 3.5.1 The ongoing maintenance of the roof coverings is a key component in maintaining a weathertight condition to the church building fabric.

M

It is recommended that as a routine and regular item of maintenance the roof covering is checked twice yearly, and any defects attended to immediately.

4. **RAINWATER GOODS AND DISPOSAL SYSTEMS**

To pitched roofs the rainwater goods, consist of cast-iron eaves gutters with concave and splayed leading edge painted black in colour, projecting from the wall head fixed on scroll edge rafter brackets. To the south entrance porch there are half round cast iron gutters, painted black. The gutters discharging into small hoppers/plain circular cast iron downpipes. Shoes at base of downpipes discharging over clay gullies.

4.1 NAVE + NORTH AISLES

- 4.1.1 No rainwater goods to nave, north slope.

The gutter installation allows for the eaves stone slate to overhang into the gutter as standard practice however the overhang at the church is greater than normally detailed and as such creates a narrow gap of exposed gutter which lends it being susceptible to leaf build up and blockages. It also makes ongoing maintenance tricky as access to the gutter is restricted.

Rainwater goods to the north elevation are in deteriorating condition. There are several areas of staining to the walling fabric suggesting that leaks and/or overflowing of the gutter is a regular occurrence across the elevation. In addition, the downpipes are loose in places and there are signs of blockages via streaking from joints.

R1

It is recommended to overhaul the rainwater goods to the north elevation.

Rainwater goods to the south elevation all appear to be in a sound, satisfactory condition.

4.2 SOUTH ENTRANCE PORCH

4.2.1 Rainwater goods to both east and west elevations all appear to be in a sound, satisfactory condition.

4.3 CHANCEL

4.3.1 Guttering to the chancel all appears to be in a sound, satisfactory condition.

The painted finish to the downpipe to the south elevation is deteriorating. There is masonry staining to the underside of the short run of guttering to the north elevation suggesting a defect in the gutter.

R1	It is recommended to overhaul the rainwater goods to north/south elevation.
-----------	---

4.4 VESTRY

4.4.1 Guttering to the vestry all appears to be in a sound, satisfactory condition.

The downpipe to the east elevation is loose in places and there are signs of blockages via streaking from joints. There is masonry staining to the underside of the gutter at the north end.

R1	It is recommended to overhaul the rainwater goods to the east elevation.
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4.5 MAINTENANCE

4.5.1 Keeping on top of the operation of the rainwater goods is an important task. Without ensuring their continual free flowing and dispersal of water defects to the building fabric can inevitably occur.

M	It is highly recommended that all the gutters, downpipes, hoppers and gullies are continually checked and cleared out regularly (at least twice a year).
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5. **BELOW GROUND DRAINAGE**

5.1 *Drainage at the church consists of two separate systems; surface water leading to soakaways within the church grounds via cast iron rainwater goods and foul water from WC & kitchenette facilities (installed under faculty in 2003) at the west end of the north aisle leading to mains sewer within Manor Road.*

Drainage runs for the surface water are laid using vitrified clay pipes and for the foul surface water uPVC pipes. A check of the faculty records confirmed that in February 1984 'repairs to south wall, drainage, insertion of equipment to measure wall movement, disinterment of human remains' was carried out.

A survey of the below ground drainage to the south side of the church was carried out in 2024 by Aimrange NE Ltd. A copy of the report is included within Appendix C.

5.1.1 The below ground drainage was not tested as part of the inspection.

Results from the Aimrange NE Ltd. survey concluded that the surface water drainage is not interlinked, the design appears to be individual soakaways serving each separate gully.

The drainage runs are in a poor condition and as such are not operating in a satisfactory manner. The defects observed undoubtedly are contributing to past issues with movement to the south wall, undermining of the Stevenson chest tomb and the ongoing condition of the wood block flooring within the church nave. The exception to the above is the drain run from the gully located at the east end of the nave which is in a sound working condition and is suspected to have been laid in 1984 under faculty.

RO	It is recommended to carry out below ground drainage repairs to the south side of the church by an experienced drainage contractor.
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R2	5.1.2 It is recommended to carry out investigations of the below ground drainage to the north side of the church, by an experienced drainage contractor.
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5.1.3 To the south side of the church there is a concrete apron that is intended to channel surface water into the gulleys at the base of the masonry walling. The condition of the concrete apron is badly deteriorating, so much so that it does no longer channels surface water effectively highlighting a further defect which will be allowing surface water to be retained close to the walling fabric.

RO	It is recommended to remove the defective concrete apron and install a gravel margin along the full length of the south elevation of the church.
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5.1.4 MAINTENANCE

The ongoing maintenance of the below ground drainage is a key component to ensure efficient and appropriate disposal of water both surface and foul away from the church fabric.

M	It is recommended that as a routine item of maintenance the below ground drainage system is checked as a minimum twice yearly.
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6. PARAPETS/UPSTAND WALLS, FINIALS, CROSSES

6.1 NAVE + NORTH AISLE

Flat, overlapping sandstone roof coping (water tabling) at gable east and west end. Chamfered return to underside of projecting edge. Single stone cross at east apex.

- 6.1.1 The roof copings appear to be in a sound, satisfactory condition. The exception being to the south slope, east end where the water tabling stones are twisted and require resetting.

R2 Lift and rebed water tabling to nave south slope, east end.

- 6.1.2 The apex cross is badly eroded, requiring closer inspection to assess stability.

R3 It is recommended to commission a steeplejack to carry out condition inspection of the apex cross.

R4 6.1.3 It is desirable to carve a new apex cross to replace eroded version.

6.2 SOUTH ENTRANCE PORCH

Flat, sandstone roof coping (water tabling) at gable south end. Chamfered return to underside of projecting edge. Single stone cross at south apex.

- 6.2.1 The roof copings and cross appear to be in a sound, satisfactory condition. There are open joints noted between individual copings which require repointing and/or rebedding.

R2 Lift and rebed water tabling to south entrance porch south end.

6.3 CHANCEL

Flat, sandstone roof coping (water tabling) at gable east end. Chamfered return to underside of projecting edge. Single stone cross at apex.

- 6.3.1 The roof copings appear to be in a sound, satisfactory condition. There are open joints noted between individual copings which require repointing and/or rebedding.

R2 Lift and rebed water tabling to chancel east end.

- 6.3.2 The apex cross is badly eroded, requiring closer inspection to assess stability.

R3 It is recommended to commission a steeplejack to carry out condition inspection of the apex cross.

R4 6.3.3 It is desirable to carve a new apex cross to replace eroded version.

6.4 VESTRY

Flat, sandstone roof coping (water tabling) at gable north end. Chamfered return to underside of projecting edge.

- 6.4.1 The roof copings appear to be in a sound, satisfactory condition. There are open joints noted between individual copings which require repointing and/or rebedding.

R2 Lift and rebed water tabling to vestry north end.

7. WALLING

Externally the church walls are constructed from squared sandstone with ashlar dressings, plinth and quoins; stone flagged roof with stone gable copings. Steeply-gabled porch has double doors in many-moulded 2-centred-arched, shafted surround.

Narrow windows, some lancets and some round-headed, longer in nave and paired to right of porch. 3 stepped east lancets. Buttressed west end with single lancet above short buttress; south chancel windows on sill string; east drip string raised to high gable containing roundel. Bellcote with paired openings and weathercock.

7.1 NAVE + NORTH AISLE

7.1.1 The condition of the nave and north aisle walling masonry is found to be in a sound, satisfactory condition. The pointing condition is also generally sound, exceptions as follows:

- N - open joints noted to plinth
- open joints noted between window surrounds and walling masonry
- lean/open joints noted across walling elevation
- E - occasional open/lean joints between masonry
- S - cementitious repointing at low level, open joints noted at low level
- W - open joints noted to plinth
- open joints noted to south underneath water tabling
- cementitious pointing noted at lower section
- open joints to bellcote

R2

Prepare lime mortar repointing specification and carry out patch repairs.

7.1.2 The south wall masonry below the window cill level is irregular and older in character. There are signs of some vertical settlement cracks which have been repointed. A significant bulge at low level exists in the wall between the easternmost window and downpipe, understood to be longstanding. At the southeast corner at high level there is settlement/movement cracks to quoins and higher further up the roof slope of the chancel. This area is immediately below the twisted water tabling mentioned in 6.1.1 and the movement may be indicative of water ingress over a considerable period.

The north wall is Victorian in date and much newer. There is vertical movement noted at the west end which has been pointed up.

R1

It is recommended to obtain structural advice regarding the ongoing monitoring and assessment of the walling fabric, particularly to S elevation.

7.2 SOUTH ENTRANCE PORCH

7.2.1 The condition of the south entrance porch walling masonry is found to be in a sound, satisfactory condition. The pointing condition is also generally sound, exceptions as follows:

- E - stone face erosion and open joints at low level
- S - left hand side column capital is badly eroded
 - lean/open joints noted at high level at apex and under water tabling to both east and west sides, salt efflorescence also.
 - open joints at low level to plinth stones
- W - stone face erosion and open joints at low level

R2

Prepare lime mortar repointing specification and carry out patch repairs.

7.3 CHANCEL

- 7.3.1 The condition of the chancel walling masonry is found to be in a sound, satisfactory condition. The pointing condition is also generally sound, exceptions as follows:

- E - open joints to string course
 - open joints to walling masonry above eaves level
- S - open vertical joint at junction with nave
 - cementitious repointing at low level, open joints noted at low level
 - patch cementitious repointing at high level
 - badly eroded hood moulds to the two easternmost windows
 - protruding ledge at low level to west end is delaminating

R2

Prepare lime mortar repointing specification and carry out patch repairs.

- 7.3.2 The south wall of the chancel has an outward bulge at approx. mid-point together with some vertical settlement cracks. The junction with the nave has been repointed in the past but has opened up again, more pronounced at high level.

R1

It is recommended to obtain structural advice regarding the ongoing monitoring and assessment of the walling fabric, particularly to S elevation.

7.4 VESTRY

- 7.4.1 The condition of the vestry walling masonry is found to be in a sound, satisfactory condition. The pointing condition is also generally sound, exceptions as follows:

- N - open joints noted to plinth
 - open joints to walling masonry above eaves level, under water tabling
- E - open joints noted to plinth

R2

Prepare lime mortar repointing specification and carry out patch repairs.

- 7.4.2 Stonework to the vestry chimney is showing signs of erosion, however not to a degree that warrants stone replacement at this stage. The pointing is poor and carried out in a cementitious mortar, there are loose/open joints noted.

R1

Repoint and renew capping to chimney stack in a soft lime mortar.

- | | |
|-----------|--|
| R1 | 7.4.3 The stack has a slight lean, at the time of repointing the chimney stack should be examined, assessed and structural advice given regarding its stability. |
|-----------|--|

8. TIMBER PORCHES, DOORS AND CANOPIES

8.1 SOUTH ENTRANCE DOOR

Double leaf solid timber door with pointed arched head, vertical boarded finish, dark brown stained and incorporating decorative iron strap hinges and ring handle.

- 8.1.1 Door and frame is in a sound, good condition.

- | | |
|-----------|---|
| R3 | Carry out refurbishment of south entrance door. |
|-----------|---|

- | | |
|----------|--|
| M | 8.1.2 As a routine item of maintenance, it is recommended to service door hinges, ironmongery and locking mechanism by spray lubrication twice annually. |
|----------|--|

8.2 VESTRY DOOR

Single leaf solid timber door with flat head, vertical boarded finish, dark brown stained and incorporating long decorative iron strap hinges and ring handle.

- 8.2.1 Door and frame is in a sound, good condition.

- | | |
|-----------|---|
| R3 | Carry out refurbishment of vestry door. |
|-----------|---|

- | | |
|----------|--|
| M | 8.2.2 As a routine item of maintenance, it is recommended to service door hinges, ironmongery and locking mechanism by spray lubrication twice annually. |
|----------|--|

9. WINDOWS

- 9.1 *Glazing within the church consists of a mix of stained and plain glass, plain glass supported by iron ferramenta. Within the chancel there is a stained-glass triptych east window (Heaton, Butler & Bayne – 1898) and 1 no. circular rose window above (although not visible within the chancel). 3 no. lancet windows to the south side. 2 no. plain and 1 no. stained glass with the central plain window containing a C16/17 roundel of Flemish glass.*

Within the nave window openings are generally lancet in shape, 2 no. paired tall pointed lancets of plain glass to south sides and 2 no. single tall round lancets of plain glass. At the west end is a round stained-glass lancet window.

Within the north aisle there are 10. no short lancet plain glass windows.

In the vestry there are paired tall lancets of plain glass to the north side and a single short lancet of plain glass to the east side.

Hopper casements exist within plain glass windows to the chancel, north aisle and vestry.

External protection is in the form of polycarbonate glazing installed by Abbey Stained Glass, Gateshead c.2001.

9.1.1 The stained and plain glass appears to be in a sound, satisfactory condition.

The C16/17 Flemish glass roundel within the chancel underwent conservation repair in 1998 by the York Glaziers Trust.

There is cobwebs and dirt/debris caught between the polycarbonate protection and stained/plain glass. The protection would benefit from temporary removal and a conservation clean of the plain glass carried out. In addition, this would give an opportunity to assess the condition of the external iron ferramenta.

R2	Remove external protection (temporarily) and carry out a conservation clean of the plain glass windows, by an ICON register leaded glass conservator.
R3	9.1.2 It is recommended to refurbish the hopper casements set within the plain glass windows to improve ventilation across the church.
R4	9.1.3 It is desirable to commission a condition report of the stained and plain glass existing within the church by an ICON register leaded glass conservator.

INTERNAL**10. TOWER**

10.1 There is no tower existing within the church.

11. CLOCKS AND THEIR ENCLOSURES

11.1 There are no clocks existing within the church.

12. NAVE + NORTH AISLE

12.1 *The nave and north aisle is a large, attractive open space, lit via the nave and north aisle lancet windows through plain glass west window through stained glass. Ceiling to nave is of 4 bays formed with heavy oak trusses and shaped king posts and brackets, over which exists a dark varnished barrel-vaulted timber ceiling. Within the north aisle the ceiling consists of a series of alternating truss rafters set on corbels supporting purlins and a varnished timber boarded ceiling over.*

Walls throughout are painted plaster on masonry substrate with exposed ashlar stonework to arcading on north side of nave and window openings. Flooring is of solid construction, woodblock flooring under pew platforms within the nave and carpeted finish elsewhere. To the north aisle there is a solid concrete floor.

Located within the west end of the north aisle are an accessible WC, Kitchenette and meeting room.

12.1.1 The exposed roof structure all looks to be in a sound, good condition.

Over the north aisle there are localised areas of staining to the timber boarded ceiling which speaks to the vulnerability of the roof covering identified in item 3.1.1. These incidents of water ingress are cosmetic only and no action to repair the timber ceiling is needed at the time of the inspection.

M	It is recommended as routine item of maintenance regular checks are carried out for any signs of new/active timber attack due to woodworm and/or rot.
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12.1.2 The condition of the walling plasterwork, exposed stonework and decoration is generally in a sound, satisfactory condition.

At the west end of the north aisle the plasterwork and decoration condition has deteriorated due principally to water ingress via the stone slate roof covering immediately above. This has been addressed due to roof repairs carried out in 2023 and therefore the defect has now been resolved.

R1	It is recommended to carry out plaster repairs to the north aisle, east end.
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12.1.3 The north wall of the organ chamber is in a similar condition to that as described in item 12.1.2. Principally due to the vulnerable nature of the stone slate that has been 'trafficked' for maintenance purposes adjacent to the chimney stack. Once external defects are corrected, action internal repairs.

R3

It is recommended to carry out plaster repairs to the organ chamber walling.

12.1.4 The window to the south side of the nave, adjacent to the pulpit continues to show settlement cracks through the east reveal and down through the cill. Glass tell tales have been installed but no monitoring of the fabric is currently being carried out. In addition, there is cracking to the plasterwork and springing point of chancel arch to the southeast corner. This area of the walling fabric corresponds with defects externally described in 7.1.2.

R1

It is recommended to obtain structural advice regarding the ongoing monitoring and assessment of the walling fabric, particularly to S elevation.

12.1.5 The condition of the walling decoration to the nave and north aisle is fair. A check of the faculty records makes no mention of the last occasion that redecoration was carried out.

Redecoration of the meeting room and accessible WC has been carried out and is in good condition.

The walls of the nave and north aisle are somewhat tired and are displaying the result of considerable years of worship and mission in use. It is however time to address the condition and uplift the decoration over the course of the forthcoming quinquennial period.

R2

It is recommended to redecorate the walls of the nave and north aisle in a breathable clay paint by a local, experienced decorating contractor.

12.1.6 The greatest cause for concern within the nave is the ongoing deterioration of the flooring structure, focusing on the woodblock flooring under the pew banks. Here there is considerable decay to the screed and woodblock finish due to below ground damp penetration which has led to areas of loose and/or collapsed sections of the flooring. Certain areas of the pew banks have had to have installed plywood over sheeting to avoid unevenness that could lead to trips and falls. The pew bank to the south side of the nave is greatly affected but the decay issue has spread to a lesser extent but still problematical to the north side of the nave.

The PCC in conjunction with the church architect have been investigating the principal reasons for the failure of the screed and woodblock finish, concluding that defective below ground drainage along the south elevation of the church, cementitious pointing at low level externally across this elevation holding moisture within the wall and a general unsuitable floor construction elsewhere in the nave and north aisle are contributory to the decay noted in the woodblock.

Elsewhere within the nave flooring is of modern solid construction, estimated mid-late C20 intervention and the floor construction within the north aisle is late C20 work. This floor structure is not allowing any dampness existing within the ground to breath and evaporate through it, instead most likely pushing moisture sideways until it reaches more vulnerable parts of the floor make up, ie. the woodblock flooring. Although the carpet covering to the nave west end will also be potentially trapping moisture it is in a sound, good condition.

Proposals have been drawn up for the replacement of the floor construction and finish in its entirety across the nave and north aisle (excluding meeting room and accessible WC) to be replaced with an insulated limecrete floor slab construction and finished with mortar bedded stone flags, the whole construction build-up is breathable and flexible enough to respond to the seasonal movement and variations of the existing traditional structure.

R0

It is recommended to implement the replacement limecrete floor structure and stone flag covering across both nave and north aisle.

13. SOUTH ENTRANCE PORCH

13.1 *Ceiling to the south entrance porch consists of rudimentary close spaced timber truss rafters with raised timber collar tie and a varnished timber boarded ceiling over.*

Walls are exposed block sandstone masonry with built in niches housing historic stone artifacts, some perhaps Roman. To north side, inner door with large delicate wrought iron hinges, in slightly-chamfered round-headed surround, recessed in roll- moulded shafted arch under flat dripmould. Stone bench to east and west sides.

Flooring is mortar bedding stone flags.

13.1.1 The exposed roof structure all looks to be in a sound, good condition.

M

It is recommended as routine item of maintenance regular checks are carried out for any signs of new/active timber attack due to woodworm and/or rot.

13.1.2 Walling stonework all appears to be in a sound, good condition. There is a vertical open joint against the nave wall. Pointing has been carried out in a cementitious mortar which has left an unattractive appearance.

R3

Repoint masonry walling in a soft lime mortar.

R3

13.1.3 It is recommended to make record of the historic artifacts.

13.1.4 Flooring is in a sound, good condition albeit worn and dirty through trafficking.

R4

It is desirable to carry out a conservation clean of the stone flags.

14. CHANCEL

14.1 *The chancel is a well presented and historic church space, lit via lancet plain glass windows to the south and stained-glass east window. Ceiling to chancel consists of a segmented barrel vault form of varnished timber boarded ceiling, divided by timber moulded frames creating a square coffered effect, terminating at eaves level on timber corncicing with dentil detailing. The roof structure is completely hidden behind.*

Walls throughout are painted plaster on masonry substrate with exposed ashlar stonework to door and window openings. Flooring is of solid construction, majority covered in carpet wit timber board to choir stall areas. Ledger stones visible at west end either side of aisle carpet.

14.1.1 The timber barrel vaulted ceiling all looks to be in a sound, good condition.

M	It is recommended as routine item of maintenance regular checks are carried out for any signs of new/active timber attack due to woodworm and/or rot.
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14.1.2 There is movement and/or settlement cracks noted to the north wall (rising above vestry door), within reveals to south windows, below cill of south windows, at south wall (east end) to plasterwork and at north wall (east end) to plasterwork. It is understood that the condition of the movement cracking has not worsened since the last QI.

R1	It is recommended to obtain structural advice regarding the ongoing monitoring and assessment of the walling fabric, particularly to S elevation.
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14.1.3 The condition of the walling decoration to the chancel is fair. A check of the faculty records makes no mention of the last occasion that redecoration was carried out.

The walls of the chancel are somewhat tired and are displaying the result of considerable years of worship and mission in use. At low level there are signs of flaking and deteriorating decoration finish with the same noted at eaves level to the north side. Undulations within the plasterwork are noted, particularly to the south side. It is time to address the condition and uplift the decoration over the course of the forthcoming quinquennial period.

R2	It is recommended to redecorate the walls of the chancel in a breathable clay paint by a local, experienced decorating contractor.
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14.1.4 The floor coverings all appear to be in a sound, good condition. The floor structure underneath was not able to be examined as part of the inspection. Lifting a small section of the carpet covering to the high altar has revealed some dampness to the substrate, highlighted by Verdigris buildup on the copper MICC cabling to the perimeter.

R4	It is desirable to lift the carpet coverings to enable a detailed inspection and assessment of the floor structure underneath.
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15. VESTRY

15.1 *Ceiling to vestry consists of flat painted lath and plaster ceiling with t-fall to east and west edges. The roof structure is completely hidden behind. Walls throughout are painted plaster on masonry substrate with painted plaster reveals to window openings. Flooring is small square vinyl tiles adhered to timber boarding.*

15.1.1 At the time of the inspection the ceiling was being replastered in its entirety after a recent fall of loose/detached plasterwork.

R2	Redecorate ceiling plasterwork using a breathable clay paint.
-----------	---

15.1.2 The condition of the walling decoration to the vestry is satisfactory. A check of the faculty records makes no mention of the last occasion that redecoration was carried out.

The walls of the vestry are somewhat tired and are displaying the result of considerable years of worship and mission in use. It is however time to address the condition and uplift the decoration over the course of the forthcoming quinquennial period.

R2	It is recommended to redecorate the walls of the vestry in a breathable clay paint by a local, experienced decorating contractor.
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15.1.3 The floor covering is in a serviceable condition. There is damage to the occasional vinyl tile.

R4	It is desirable to return the floor covering back to a timber board finish.
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16. PARTITIONS, SCREENS, PANELLING, DOORS AND DOOR FURNITURE**16.1 MEETING ROOM/ACCESSIBLE WC SCREEN**

Encapsulating meeting room and accessible WC are full height glazed screens consisting of vertical oak mullions framing safety glass panels with etched cross manifestations supported vertically via metal horizontal bars. Infill oak panels scribed to profile of arcading at column junctions. Screen positioned middle of north aisle arcading and returned at point of 2nd westernmost bay. Installed in 2003 by Murray Construction Ltd. of Sunderland.

16.1.1 Oak joinery work and glazing all in a sound, good condition.

Contrasting illuminated strip added as temporary measure to opening edge of glass door to avoid accidental clash/catch.

RO	Install permanent edging strip to glass doors for health and safety reasons.
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M	16.1.2 It is recommended that regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.
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16.2 CHANCEL SCREEN

Richly carved oak chancel screen dated 1898 by W S Hicks.

16.2.1 Chancel screen found to be in a sound, good condition. Gapping at south side indicating movement of masonry wall since installation of screen in 1898.

M	It is recommended that regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.
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17. FIXTURES, FITTINGS, FURNITURE AND MOVABLE ARTICLES17.1 FONT

Octagonal stone font on raised platform at west end of nave in front of meeting room. Dated 1877 designed of heavy C15 Northern type, carved shields on each of the font faces. Octagonal oak lid.

17.1.1 The font is in a sound, good condition.

17.2 PULPIT

Richly carved oak pulpit with carved stone octagonal base, dating late C19. Located at southeast corner of nave.

17.2.1 The pulpit is in a sound, satisfactory condition.

M	It is recommended that regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.
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17.3 LECTURN

Richly carved oak lecturn with carved oak post and octagonal base, dating late C19. Located at northeast corner of nave.

17.3.1 The lecturn is in a sound, good condition.

M	It is recommended that regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.
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17.4 CHOIR STALLS

Oak, dark stained benches with carved panelled backs and carved ends, dated 1898 by W S Hicks. Located on north/south sides of chancel, west end.

17.4.1 The choir stalls are in a sound, good condition.

M	It is recommended that regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.
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17.5 ALTAR RAIL

Oak altar rail, plainly carved consisting of repeating cusped lancet shapes. Central hinged double gate through to high altar.

17.5.1 The altar rail is in a sound, good condition.

M It is recommended that regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.

17.6 NAVE PEWS

Oak, freestanding pew benches. Plain mouldings and raised panels to backs, bookshelf at low level to rear.

17.6.1 Pews are in a sound, satisfactory condition.

M It is recommended that regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.

17.7 BELLS

2no. brass bells, founded 1878 by John Warner & Sons, London. Inscribed to the memory of Ann and Elizabeth Hunter, daughters of John Hunter and Elizabeth Hunter (formerly Bunting) of Medomsley – 'come to me, the lord redeemer cries'. Canons with timber headstock and iron fixings.

17.7.1 It is understood that the bells and frame are in a sound, satisfactory condition. Some rusting evident to the iron frame.

18. ORGANS AND OTHER MUSICAL INSTRUMENTS

18.1 *The church pipe organ is located north of the chancel, sited within its own organ chamber at the end of the north aisle. The pipe organ dates from 1882 by Brindley & Foster of Sheffield.*

The NPOR entry can be found here: <https://npor.org.uk/survey/N15110>

In 2010 it was awarded an historic organ certificate at grade II by the British Institute of Organ Studies (BIOS).*

18.1.1 It is understood that the instrument is serviced regularly by Harrison & Harrison of Durham and is in good condition.

M It is recommended that the instrument continues to be tuned regularly, and repairs carried out as and when indicated by an experienced and competent organ builder.

19. MONUMENTS, TOMBS, PLAQUES, ETC.

19.1 There are several monuments, tombs and plaques existing within the church of note and are listed as follows:

19.1.1 Medieval Grave Slabs

Wall mounted at the west end of the nave via painted metal brackets are 4 no. medieval grave slabs. The medieval slabs comprise of the following:

1. A semi-coped slab with roll mounted edges; the right side has part of an incised sword. Possibly C13 date.

2. *A coped slab with four lines of incised inscription on one side, now very weathered. At the end of the last century J R Boyle was able to read:*

*SIC AGT I CELO BENEDICTIS ASSOCIATA
QUOD ERIS FUERA PRO ME PRECOR ORA*

3. *Slab with bracelet-derivative type cross rising from stepped base, and sword on right. Probably later C13.*
4. *Another semi-coped slab. Possibly C13 date.*

All of the medieval grave slabs are in a sound, satisfactory condition, albeit by their age are exhibiting considerable wearing to carved detailing.

19.1.2 Hunter Floor Slabs and Brass Plates

Two brass plates on carpeted finish to Jean and Martin Hunter at west end of nave, formerly attached to separate stone slabs now hidden under floor finish. Estimated dating to mid-late C19. The floor slabs may well indicate vault positions beneath.

Brass plates are in a sound, good condition.

RO

Brass plates and covered floor slabs to be retained as part of the flooring renewal project as detailed in item 12.1.6.

19.1.3 Hunter Wall Slab

Located against the west wall of the nave, south side is a stone slab fixed upright with C19 inscription to the memory of Jane Hunter, Cuthbert Hunter and his wife Anne, together with their children. Reference made to a vault; location unknown but could quite possible be at the west end of the nave.

Wall slab is in a sound, good condition.

19.1.4 Chancel Floor Slabs

Some inscribed floor stones in the chancel, on either side of the central carpeted strip. Just above the chancel step.

Condition of floor slabs is poor showing serious decay.

R1

It is recommended to make record of chancel floor slabs.

19.1.5 Chancel Hunter Memorials

Located on the north side of the chancel, wall fixed at high level are two marble memorial slabs: the first in memory of John Hunter (d.1767) and his wife Elizabeth (d.1781) and the second in memory of son John Hunter (d.1822) and his wife Elizabeth (d.1823). Former memorial design by Issac Jopling, Sculptor of Gateshead and later by his son also Issac Jopling of Newcastle.

Adjacent to the above is a stone memorial with incised lettering located above the vestry door in memory of General Sir Martin Hunter (d.1846).

All memorials, generally found in a sound, satisfactory condition.

R4

It is desirable to commission a conservator's report on their condition and recommendations for ongoing maintenance and repair.

19.1.6 REVD W COCKIN MEMORIAL

Located on the south side of the chancel, immediately behind the chancel screen is a wall fixed rectangular oak carved memorial to Revs. W Cocking M.A. Inscription in gilded gold lettering. Memorial dating 1917.

Memorial generally found in a sound, satisfactory condition.

M

It is recommended that regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.

19.1.7 WWI MEMORIAL (COTTAGE HOMES, SHOTLEY BRIDGE)

Located on the south side of nave, wall fixed is a large rectangular brass plaque set on an oak pattress remembering those 'Old Boys that at these Homes that joined the Colours and took part in the Great War' (51 served) and memorialising those that 'Fought and died for Freedom' (4 died).

Brass memorial plaque is in a sound, good condition.

R4

It is desirable to commission a conservator's report on their condition and recommendations for ongoing maintenance and repair.

20. SERVICE INSTALLATIONS GENERALLY

20.1 The comments made in the Quinquennial report regarding service installations are based on a visual examination only and that no tests or services have been undertaken. Recommendations for the interval of inspections and tests to be carried out are indicated below as part of the continued maintenance of the Church building.

21. HEATING INSTALLATION

21.1 *The church heating is twofold; a gas fired boiler by Ferrolis is located within the boiler house underneath the vestry, installed in 2005 and supersedes oil fired boiler. The current boiler serves wide bore cast iron pipes and cast-iron radiators within the nave, north aisle and chancel. A second gas fired boiler by Ideal is located within the accessible WC, installed in 2023 which serves modern panelled radiators in the accessible WC and meeting room and provides hot water to the kitchenette.*

21.1.1 The church gas fired boiler is 20 years old and is at the end of its working life. The PCC have sought proposals from their servicing engineer, DMS of Redcar to install a new gas fired boiler (Potterton Sirius 3 90kW), wall mounted within the vestry. The new installation includes for a heat exchanger to ensure no cross contamination of debris within the exiting pipework. A faculty license has been obtained for this adaptation of the heating installation.

R1 Install new gas fired boiler to the vestry as per DMS recommendations.

The gas fired boiler within the accessible WC is in a sound good condition, recently installed in 2023.

M 21.1.2 It is recommended to continue to carry out annual servicing of the heating installation by a competent gas safe registered engineer.

22. ELECTRICAL INSTALLATION

22.1 *The existing electrical metering and distribution equipment is mounted on the wall within the vestry. The wiring installation comprises of mineral insulated fire resistant cabling (pyrotenax). In addition to provide electrics to sockets and lighting there is a sumo pump within the boiler house and an over door electric fan blower to the inner south entrance door. All of which should be included in the 5-year test and inspection. Externally the electric incoming supply is via overhead cables entering the vestry to the east elevation. Lighting internally is in the form of halogen spotlights at eaves level. There is an external light over the main entrance porch and vestry door.*

22.1.1 The last full electrical inspection and test was carried out in February 2020 by DMS Ltd. of Redcar and was deemed satisfactory.

The next test and inspection is therefore due in 2025.

M It is recommended that inspection/testing of the electrical installation is carried out by a competent, experienced and accredited electrician.

The electrical installation should have a Fixed Wiring and Inspection Testing (FWIT) at least every five years by a registered National Inspection Council for Electrical Installation Contracting (NICEIC) or NAPIT full scope or ECA full competence accredited registered electrician. A resistance and earth continuity test should be obtained on all circuits. The inspection and testing should be carried out in accordance with part 6 of the IEE Regulations, (BS 7671:2008) guidance note no. 3. The engineer's test report should be kept with this report.

23. SOUND SYSTEM

23.1 The Church operates a sound reinforcement system.

It is understood that the system is checked and as such is in working order.

24. LIGHTNING CONDUCTOR

24.1 *The existing lightning protection system includes for a single vertical tape from the top of the bellcote running down to earth rods located at the northwest corner of the church.*

24.1.1 The last inspection/test was carried out in August 2022 by Stone Technical Servies Ltd. of Darlington and the installation passed.

The next inspection/test is due in February 2025.

M It is recommended that inspection/testing of the lightning conductor installation is carried out by an experienced and accredited engineer.

25. FIRE PRECAUTIONS

25.1 Fire safety rules affecting all non-domestic premises came into effect on 01 October 2006 (The Fire Safety Order 2005). Further advice can be obtained from the fire prevention officer and from the PCC's insurers.

Under the Fire Regulatory Reform Act the PCC need to appoint a 'responsible person' to carry out a Fire Risk Assessment, which includes clear plans in case of fire (identification of risk, evacuation strategies, safe removal of valuables etc). The PCC should ensure that there is a suitable and sufficient risk assessment in place. Further guidance is available at www.churchcare.co.uk/churches and www.ecclesiastical.com/churchmatters/churchguidance/fireguidance

Fire extinguishers are inspected annually and are in a good working order.

M All fire extinguishers should be inspected annually by a competent engineer to ensure they are in good working order with the inspection recorded in the logbook and on the individual extinguishers.

A minimum of two water type fire extinguishers (sited adjacent to each exit) should be provided plus additional special extinguishers for the organ and boiler house, as detailed below. As a rule of thumb, one water extinguisher should be provided for every 250m² of floor area.

26. ACCESSIBLE PROVISION AND ACCESS

26.1 The Equality Act 2010 makes it unlawful to discriminate against disabled persons relating to the provision of goods, facilities and services or the management of premises. The Act covers all forms of disability such as sensory, mobility, manual dexterity, hearing, sight and speech impairments and learning difficulties.

26.1.1 The existing access into the church is suitable for those individuals who are wheelchair users, the infirm and elderly. Access via the south entrance porch is level and once in the church there is level access to the nave, north aisle (including meeting room and accessible WC). Stepped access exists into the chancel without handrails. Natural and artificial light levels appear adequate.

There is an induction loop.

An accessible WC exists within the west end of the north aisle.

27. INSURANCE

- 27.1 Insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the PCC's insurance company to ensure that insurance cover is adequate. When construction works are being planned, it is recommended that the PCC's insurers are notified.

28. HEALTH AND SAFETY

- 28.1 Overall responsibility for the health and safety at the church, church hall and any grounds lie with the 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 any attached grounds.

The Construction (Design and Management) Regulations 2015

The PCC is reminded that construction and maintenance works undertaken may require the appointment of a competent Principal Designer to discharge their legal responsibilities.

The role of the Principal Designer is to advise the PCC on their duties in respect of the health and safety aspects of the construction works to include ensuring that a Health and Safety Plan is prepared, impartially advise on the health and safety aspects of the design, advise on the satisfactory resources for health and safety and assist with coordination of the Health and Safety file on completion of the works.

29. MANAGEMENT OF ASBESTOS IN THE BUILDING

- 29.1 The Control of Asbestos at Work Regulations contain duties for the PCC. The Regulations came into force in May 2004. They require an assessment of the building by the PCC. If the presence of asbestos that has not been encapsulated is suspected a survey by a competent specialist should be carried out, including testing where necessary. The location and condition of asbestos containing materials should be recorded in an asbestos register. Where recommended by the survey report, the asbestos should be removed.

An assessment has not been covered by this report.

An asbestos register should be available for any Contractors working on the building. Further information is included in the HSE code of practice The Management of Asbestos in Non-Domestic Premises L127 and guidance is available at www.churchcare.co.uk/churches When construction works are being planned at an initial stage an appraisal and investigation into the presence of asbestos should be carried out.

30. PROTECTED WILDLIFE

- 30.1 The siting of the church may well give rise to the presence of bat roosts or other ecology noted of special interest, presumed to be of medium risk.

Several wildlife species typically found in chapels and chapel burial grounds are protected by legislation under the Wildlife and Countryside Act 1981, under which it is an offence to kill, injure, handle or disturb bats or bat roosts and prosecutable with heavy fines. Approval of Natural England will be required for works in the protected species habitat. This may affect the timing of any proposed repairs. For general repairs, the presence of bats is most likely to have implications for the timing of works. Natural England may carry out an initial inspection of the building and churchyard free of charge. It is a serious criminal offence to be in breach of parts of this legislation. This is particularly pertinent where roofing works are concerned.

31. MAINTENANCE

- 31.1 The repairs recommended in the report (except for some minor maintenance items) will be subject to Diocesan Faculty Approval. Inspection every 5 years is recommended, and it should be recognised that serious defects may develop between these surveys if minor defects and maintenance are left unattended. The PCC are strongly advised to enter into a contract with a local competent and experienced builder for the cleaning-out of gutters, valleys, hoppers and downpipes twice a year; towards the end of Autumn (November) and beginning of Spring (April).

Cement based mortars, renders, plasters and products, modern polymer-based emulsion and proprietary sealant systems which prevent breathability of the historic fabric should be avoided. All these systems are now known to have a steady deleterious effect on the materials, environmental conditions and character of historic buildings.

CURTILAGE**32 CHURCH GROUNDS**

- 32.1 The church stands roughly centrally within large open church grounds of grassed areas and multiple headstones under mature tree cover. To the South at the churchyard entrance there are stone gate piers and iron gates (listed grade II - 1260989). To the South side of the church, notable headstones and tombs include Stephenson tomb adjacent to south chancel wall (listed grade II – 1260988), group of 3 tombs (medieval and 2no. early C18) c.6m south of the nave (listed grade II – 1240481) and medieval tomb c.15m south of the nave (listed grade II – 1240479).

A community garden exists out with of the church boundary wall to the south side of the churchyard between the church and manor Road. Ownership of the garden lies with the PCC and as such is under faculty jurisdiction. The garden is managed by the local community.

33. RUINS

- 33.1 There are no known ruins existing within the churchyard.

34. MONUMENTS, TOMBS AND VAULTS

- 34.1 There exists a varied and considerable collection of headstones within the churchyard, principally located to the south and west sides of the church.

There is the occasional leaning headstone.

The last date is not known where a condition inspection and testing of the headstones and memorials was carried out by the Local Authority.

R1

It is recommended that enquiries are made with Durham County Council regarding any condition assessment of the churchyard headstones.

- 34.2 Other monuments/headstones of note within the churchyard are as follows:

34.2.1 Stephenson Tomb

Located adjacent to south chancel wall (listed grade II – 1260988).

Chest tomb. Circa 1631. Commemorates John and Ambreas Stevenson. Sandstone. Large slabs form chest on wider base; flat overhanging coping inscribed HERE LYETH THE BODY / OF JOHN STEVENSON (sic) / GENTLEMAN LORD AND / MASTER OF BIERSID WHO / DEPARTED TO THE MARCY / OF GOD THE 17 DAY OF SEP/TEMBER IN THE MORNE/ING AND WAS BVERED / THE 18 DAY AT NIGHT / ANO DOMNI 1639 and HEAR LIES THE BODY / OF AMBREAS STEVEN/SON OF BIERSID THE YOUNGER DEPARTED / THIS LIFE THE SIXT / DAY OF OCTOBER / IN THE YEAR / OF OUR LORD GOD / ANO 1689.

The chest tomb is badly listing toward the south chancel wall suggesting ground movement possibly due to below ground surface water drainage highlighted as a contributory factor of defects found in nave woodblock floor. There is also a clean fracture of one of the base stones, understood to be a reused medieval grave slab.

R2

It is recommended to reinstate the chest tomb on improved ground preparation and carry out conservation repairs to the historic masonry.

34.2.2 Medieval Cross Slabs

Lying in the churchyard are two further medieval cross slabs.

1. 15m south of the nave, east of the tarmac path. All that is visible is a cross head of eight-terminal ring form, quite weathered; an old sketch by R Blair shows a sword lower down the stone, which might be visible if the stone were cleaned, and oblique lighting used to display.
2. Slab lying between two table tombs a short distance south of the east end of the nave. Interlaced-diamond cross head, on shaft rising from stepped base, with sword on right.

R2

It is recommended to commission a conservator's report of both medieval cross slabs with advice for repair and conservation.

R3

34.2.3 Carry out repair and conservation of the medieval cross slabs and relocate for display within the church.

34.3 A check of the Commonwealth War Graves register confirms that there are two burials existing within the churchyard, these are as follows:

George Cant	RAF Volunteer Reserve	d.1942
Edward Scott	RAF Volunteer Reserve	d.1944

Full record of these burials can be found here:

www.cwgc.org/visit-us/find-cemeteries-memorials/cemetery-details/4003566/medomsley-st-mary-magdalane-churchyard/

35. **BOUNDARY WALLS, LYCHGATES AND FENCING**

35.1 The church boundary walls are generally constructed of dry stone, approximately 1m in height and have rounded capping stones set in mortar.

They are generally in a sound, good condition. Exceptions are as follows:

35.1.1 Walling to the north and west elevation are affected by the proximity of mature tree growth and has undulations and bulging along its length.

M

It is recommended as a routine item of maintenance regular checks are carried out for any deterioration of the boundary wall due to tree growth.

35.1.2 The section of boundary wall to the northeast of the church and backing onto a portion of land between 13/15 and 29 Manor Road is completely engulfed with plant/ivy growth. The wall here has badly collapsed in a couple of areas which will initially need complete clearing, followed by assessment of wall damage and finally wall reconstruction.

R3

It is recommended to action clearance and subsequent repair of the boundary wall to the northeast corner of the churchyard.

35.2 To the South at the churchyard entrance there are stone gate piers and iron gates (listed grade II - 1260989).

Gate piers and gates. Probably 1878 by Austin, Johnson and Hicks. Sandstone ashlar piers; gates of wrought and cast iron. 2 square piers with chamfered bases have abacus below corniced top with brattished coping. Double vehicle gates have slender cast-iron uprights, with leaf finials, and slender principals with shepherd's-crook finials; Gothic arches formed between these by curved wrought strips. Top hinged loop fastening.

35.2.1 Entrance piers and iron gates appear to be in a sound, satisfactory condition.

R3

Carry out refurbishment of iron gates.

M

35.2.2 As a routine item of maintenance, it is recommended to service gate hinges, ironmongery and locking mechanism by spray lubrication twice annually.

36. TREES AND SHRUBS

36.1 There is a substantial number of mature trees and vegetation within the churchyard which contributes greatly to the setting and character of the church. By virtue of their location within a conservation area the trees existing within the curtilage of the church and churchyard will be afforded protection. Should the PCC wish to undertake any works to any of the trees then permission is required from Durham County Council.

36.1.1 The last inspection of the trees in the churchyard is not known.

R2

Check condition of trees within the churchyard by a suitably qualified arborist.

37. HARDSTANDING AREAS

37.1 Path/driveway from south entrance was re-tarmaced in 2003 and stops at the south entrance porch. There are gillies on each side of the path/drive to assist surface water drainage.

Tarmac path/drive is in a sound, good condition.

Paths surrounding the church are unsurfaced but are kept mown.

38. MISCELLANEOUS**38.1 Garden of Remembrance**

Dedicated area north of the church for burial of ashes demarcated by concrete flag cross surrounded by mown grassed areas. Occasional plant set in ground with plaque inscription. PCC keep records of burials in church safe.

Local Authority maintains condition of grassed areas.

Garden is in a sound, satisfactory condition.

38.2 Community Garden

Dedicated area south of churchyard entrance pier/gate for community garden. Comprising of entrance off Manor Road, paving across central section with planted feature in centre. Wooden benches surrounding at edge of paving with planted borders beyond. Raised planted beds to west side of garden. Waste store screened by timber fencing to northwest corner.

Community garden is in a sound, good condition.

38.3 Noticeboards

Single noticeboard to west side of churchyard entrance, located immediately behind stone boundary wall. Of timber post and frame construction. Design of noticeboard consists of painted text on black background. Contact details obscured by masking tape.

R1

Refurbish noticeboard when new Priest in Charge appointment is made.

38.4 Single noticeboard located immediately adjacent to churchyard entrance, outside of boundary wall. Of metal square post and frame type with rectangular aluminium frame board attached (landscape format) which has the facility for changing advertisement within a slim Perspex case.

Noticeboard is in a sound, satisfactory condition.

RECOMMENDATIONS

RO	Urgent works requiring immediate attention.
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QI Ref.	Recommendations	Budget Cost (£)
5.1.1	<i>Below Ground Drainage</i>	
	It is recommended to carry out below ground drainage repairs to the south side of the church by an experienced drainage contractor.	20,000.00
5.1.3	<i>Below Ground Drainage</i>	
	It is recommended to remove the defective concrete apron and install a gravel margin along the full length of the south elevation of the church.	05,000.00
12.1.6	<i>Nave + North Aisle</i>	
	It is recommended to implement the replacement limecrete floor structure and stone flag covering across both nave and north aisle.	80,000.00
16.1.1	<i>Meeting Room/Accessible WC Screen</i>	
	Install permanent edging strip to glass doors for health and safety reasons.	00,750.00
19.1.2	<i>Hunter Floor Slabs and Brass Plates</i>	
	Brass plates and covered floor slabs to be retained as part of the flooring renewal project as detailed in item 12.1.6.	Incl. 12.1.6.

R1

Work recommended to be carried out during the next 12 months.

QI Ref.	Recommendation	Budget Cost (£)
4.1.1	<i>Rainwater Goods – Nave + North Aisle</i>	
	It is recommended to overhaul the rainwater goods to the north elevation.	15,000.00
4.3.1	<i>Rainwater Goods - Chancel</i>	
	It is recommended to overhaul the rainwater goods to north/south elevation.	Incl. 4.1.1
4.4.1	<i>Rainwater Goods - Vestry</i>	
	It is recommended to overhaul the rainwater goods to the east elevation.	Incl. 4.1.1
5.1.2	<i>Below Ground Drainage</i>	
	It is recommended to carry out investigations of the below ground drainage to the north side of the church, by an experienced drainage contractor.	01,000.00
7.1.2	<i>Walling – Nave + North Aisle</i>	
	It is recommended to obtain structural advice regarding the ongoing monitoring and assessment of the walling fabric, particularly to S elevation.	03,000.00
7.3.2	<i>Walling - Chancel</i>	
	It is recommended to obtain structural advice regarding the ongoing monitoring and assessment of the walling fabric, particularly to S elevation.	Incl. 7.1.2
7.4.2	<i>Walling - Vestry</i>	
	Repoint and renew capping to chimney stack in a soft lime mortar.	07,500.00
7.4.3	<i>Walling - Vestry</i>	
	The stack has a slight lean, at the time of repointing the chimney stack should be examined, assessed and structural advice given regarding its stability.	Incl. 7.1.2
12.1.2	<i>Nave + North Aisle</i>	
	It is recommended to carry out plaster repairs to the north aisle, east end.	02,000.00
12.1.4	<i>Nave + North Aisle</i>	
	It is recommended to obtain structural advice regarding the ongoing monitoring and assessment of the walling fabric, particularly to S elevation.	Incl. 7.1.2
14.1.2	<i>Chancel</i>	
	It is recommended to obtain structural advice regarding the ongoing monitoring and assessment of the walling fabric, particularly to S elevation.	Incl. 7.1.2
19.1.4	<i>Chancel Floor Slabs</i>	
	It is recommended to make record of chancel floor slabs.	01,000.00

QI Ref.	Recommendation	Budget Cost (£)
21.1.1	<i>Heating Installation</i>	
	Install new gas fired boiler to the vestry as per DMS recommendations.	06,000.00
34.1	<i>Monuments, Tombs and Vaults</i>	
	It is recommended that enquiries are made with Durham County Council regarding any condition assessment of the churchyard headstones.	PCC
38.3	<i>Miscellaneous - Noticeboards</i>	
	Refurbish noticeboard when new Priest in Charge appointment is made.	01,500.00

R2

Work recommended to be carried out within 18 – 24 months.

QI Ref.	Recommendations	Budget Cost (£)
3.1.1	<i>Roof Covering – Nave + North Aisle</i>	
	It is recommended that stone slate repairs are carried out over the organ chamber using York stone to match existing, dressed to profiles by an experienced roofing contractor, specialising in stone slate roof coverings.	25,000.00
3.1.4	<i>Roof Coverings – Nave + North Aisle</i>	
	It is recommended to carry out repairs to the lead gable abutment flashing – nave south slope, east end in conjunction with water tabling repairs (6.1.1).	Incl. 6.1.1
3.2.1	<i>Roof Coverings – South Entrance Porch</i>	
	It is recommended to carry out repairs to the lead gable abutment flashing – south entrance porch in conjunction with water tabling repairs (6.2.1).	Incl. 6.2.1
3.3.1	<i>Roof Coverings - Chancel</i>	
	It is recommended to carry out stone slate repairs in conjunction with 3.1.1 by an experienced roofing contractor, specialising in stone slate roofs.	Incl. 3.1.1
3.3.2	<i>Roof Coverings - Chancel</i>	
	It is recommended to carry out repairs to lead abutment flashing – chancel north slope, east/west ends in conjunction with water tabling repairs (6.3.1).	Incl. 6.3.1
3.4.1	<i>Roof Coverings - Vestry</i>	
	It is recommended to carry out stone slate repairs in conjunction with 3.1.1 by an experienced roofing contractor, specialising in stone slate roofs.	Incl. 3.1.1
3.4.2	<i>Roof Coverings - Vestry</i>	
	It is recommended to carry out repairs to the lead gable abutment flashing – east and west slopes in conjunction with water tabling repairs (6.4.1).	Incl. 6.4.1
6.1.1	<i>Parapets/Upstand Walls - Nave</i>	
	Lift and rebed water tabling to nave south slope, east end.	03,500.00
6.2.1	<i>Parapets/Upstand Walls – South Entrance Porch</i>	
	Lift and rebed water tabling to south entrance porch south end.	02,000.00
6.3.1	<i>Parapets/Upstand Walls – Chancel</i>	
	Lift and rebed water tabling to chancel east end.	06,000.00
6.4.1	<i>Parapets/Upstand Walls – Vestry</i>	
	Lift and rebed water tabling to vestry north end.	04,500.00

QI Ref.	Recommendations	Budget Cost (£)
7.1.1	<i>Walling – Nave + North Aisle</i>	
7.2.1	<i>Walling – South Entrance Porch</i>	
7.3.1	<i>Walling – Chancel</i>	
7.4.1	<i>Walling - Vestry</i>	
	Prepare lime mortar repointing specification and carry out patch repairs.	20,000.00
9.1.1	<i>Windows</i>	
	Remove external protection (temporarily) and carry out a conservation clean of the plain glass windows, by an ICON register leaded glass conservator.	07,500.00
12.1.5	<i>Nave + North Aisle</i>	
	It is recommended to redecorate the walls of the nave and north aisle in a breathable clay paint by a local, experienced decorating contractor.	12,000.00
14.1.3	<i>Chancel</i>	
	It is recommended to redecorate the walls of the chancel in a breathable clay paint by a local, experienced decorating contractor.	Incl. 12.1.5
15.1.1	<i>Vestry</i>	
	Redecorate ceiling plasterwork using a breathable clay paint.	Incl. 12.1.5
15.1.2	<i>Vestry</i>	
	It is recommended to redecorate the walls of the vestry in a breathable clay paint by a local, experienced decorating contractor.	Incl. 12.1.5
34.2.1	<i>Monuments, Tombs + Vaults – Stephenson Tomb</i>	
	It is recommended to reinstate the chest tomb on improved ground preparation and carry out conservation repairs to the historic masonry.	10,000.00
34.2.2	<i>Monuments, Tombs + Vaults – Medieval Cross Slabs</i>	
	It is recommended to commission a conservator's report of both medieval cross slabs with advice for repair and conservation.	01,800.00
36.1.1	<i>Trees and Shrubs</i>	
	Check condition of trees within the churchyard by a suitably qualified arborist.	DCC

R3

Work recommended to be carried out within 5 years.

QI Ref.	Recommendations	Budget Cost (£)
6.1.2	<i>Parapets/Upstand Walls/Crosses - Nave</i> It is recommended to commission a steeplejack to carry out condition inspection of the apex cross.	01,800.00
6.3.2	<i>Parapets/Upstand Walls/Crosses - Chancel</i> It is recommended to commission a steeplejack to carry out condition inspection of the apex cross.	Incl. 6.1.2
8.1.1	<i>Doors – South Entrance Door</i> Carry out refurbishment of south entrance door.	00,500.00
8.2.1	<i>Doors – Vestry</i> Carry out refurbishment of vestry door.	00,500.00
9.1.2	<i>Windows</i> It is recommended to refurbish the hopper casements set within the plain glass windows to improve ventilation across the church.	15,000.00
12.1.3	<i>Nave + North Aisle</i> It is recommended to carry out plaster repairs to the organ chamber walling.	02,000.00
13.1.2	<i>South Entrance Porch</i> Repoint masonry walling in a soft lime mortar.	02,500.00
13.1.3	<i>South Entrance Porch</i> It is recommended to make record of the historic artifacts.	01,800.00
34.2.3	<i>Monuments, Tombs + Vaults - Medieval Cross Slabs</i> Carry out repair and conservation of the medieval cross slabs and relocate for display within the church.	15,000.00
35.1.2	<i>Boundary Walls, Lychgates & Fencing</i> It is recommended to action clearance and subsequent repair of the boundary wall to the northeast corner of the churchyard.	35,000.00
35.2.1	<i>Boundary Walls, Lychgates & Fencing</i> Carry out refurbishment of iron gates.	01,500.00

R4

A desirable improvement with no timescale.

QI Ref.	Recommendations	Budget Cost (£)
6.1.3	<i>Parapets/Upstand Walls/Crosses - Nave</i>	
	It is desirable to carve a new apex cross to replace eroded version.	04,500.00
6.3.3	<i>Parapets/Upstand Walls - Chancel</i>	
	It is desirable to carve a new apex cross to replace eroded version.	04,500.00
9.1.3	<i>Windows</i>	
	It is desirable to commission a condition report of the stained and plain glass existing within the church by an ICON register leaded glass conservator.	03,000.00
13.1.4	<i>South Entrance Porch</i>	
	It is desirable to carry out a conservation clean of the stone flags.	02,000.00
14.1.4	<i>Chancel</i>	
	It is desirable to lift the carpet coverings to enable a detailed inspection and assessment of the floor structure underneath.	01,500.00
15.1.3	<i>Vestry</i>	
	It is desirable to return the floor covering back to a timber board finish.	05,000.00
19.1.5	<i>Chancel Hunter Memorials</i>	
	It is desirable to commission a conservator's report on their condition and recommendations for ongoing maintenance and repair.	03,000.00
19.1.7	<i>WWI Memorial (Cottage Homes, Shotley Bridge)</i>	
	It is desirable to commission a conservator's report on their condition and recommendations for ongoing maintenance and repair.	01,200.00

This concludes the Quinquennial Inspection Report of the Church of St. Mary Magdalene, Manor Road, Medomsley Village, County Durham.

A handwritten signature in black ink that reads "M Atkinson". The letters are cursive and somewhat stylized.

MICHAEL ATKINSON RIBA AABC

Michael Atkinson Architecture + Heritage

Clarewood
144 New Ridley Road
Stocksfield
Northumberland
NE43 7EH