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ARCHITECTURE & HERITAGE



QUINQUENNIAL INSPECTION REPORT

ST. LAURENCE CHURCH

HALLGARTH, HIGH PITTINGTON, DURHAM, DH6 1AB

prepared by

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REVISION HISTORY

ISSUE	DATE	BY	NOTES
v.1	01/12/2025	MA	DRAFT ISSUE

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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.
-----------	---

R3	Work recommended to be carried out within 5 years.
-----------	--

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	Maintenance Plan
C	Listing Description
D	History & Description (Sir Nikolaus Pevsner)
E	History & Description (Mr Peter Clack)
F	Explanatory Notes

A. THE INSPECTING ARCHITECT

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B. BACKGROUND AND GENERAL

- B.1 Church: **St. Laurence Church**

Hallgarth

High Pittington

County Durham

DH6 1AB

Archdeaconry : Durham

Deanery : Durham

Parish : Pittington

- B.2 The Parish Church of St. Laurence is situated 1km south of the 19C village of the same name, in the hamlet of Hallgarth, near the foot of the Magnesium, Limestone escarpment and 5km north-east of the City of Durham. It sits within an extensive churchyard stretching out to the East (Fig. 1). Weekly services include Holy Communion every Sunday at 9.30am and individual private prayer every Thursday at 10.00am. The current Priest in Charge is the Revd John Estall.
- B.3 Ordnance Survey Map reference – NZ 32875 43575.

GENERAL DESCRIPTION OF THE CHURCH

- B.4 One of the most interesting and indeed special historic churches existing within the Durham Diocese. This is a most substantial Parish Church consisting of a six-bay aisled Nave, West Tower, South Porch and Chancel flanked by a North Vestry and South Organ Chamber.

Of its most notable features a spectacular 12C North arcade remains in its entirety, important surviving wall paintings within former clerestorey window reveals of similar date above it and a fine medieval bell-frame in the Tower.

Unsurprisingly the Church merits the highest protection under heritage legislation and is Grade I Listed.

NHLE reference number - 1310892 (10th May 1967)

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

- B.5 Though Anglo-Norman origins have been suggested, the earliest surviving fabric seems to be the walling of the four western bays of the Nave, probably built around 1100. The four bay North arcade with its unique design of boldly projecting spirals on round columns alternating with square reed shafts is likely to have been inserted around 1180. The early 13C contributed the South arcade and lower part of the Tower, and perhaps a little later in the century extended the arcades eastwards by one bay with a single wide pointed arch to each side - possibly annexing the choir bay of an original three-cell building.

The Chancel was probably re-built at the same time (possibly with a Chantry Chapel to its North), perhaps retaining the original Sanctuary arch at its opening into the extended Nave. The Nave clerestorey may date from the 14C and the Belfry stage of the Tower from the 15C.

The Church in 1846 underwent a complete makeover to designs by Bonomi and Cory of Durham. These alterations included extending the Nave eastwards by another bay (moving the 13C arch from the North side to join its contemporary on the South and adding two bays to the North arcade in copies to its western elements), providing a new Chancel arch and substantially rebuilding the Aisles and Porch.

The Organ Chamber was added, and the Vestry range redeveloped in 1897 to designs by Hicks and Charlewood of Newcastle and Chancel lengthened, increased in height and fitted out in 1905.

A detailed description of the Church, taken from the following sources are included in the appendices of this Quinquennial Inspection Report.

- Official HE Listing Description
- Nikolaus Pevsner's Buildings of England: County Durham.
- Mr Peter Clack's Church Guide.

- B.6 The Church as it now stands consists of Nave flanked by North and South Aisles with six-bay arcades; Chancel flanked by Organ Chamber to its South and Vestry to its North; squat square West Tower and South Porch.

The timber roof structures are generally open to the interior and covered with green Lake District slates apart from the lead-covered flat roof to the Tower. Walls are of local sandstone, mostly unplastered internally except in the Nave and Tower.

- B.7 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.8 The Church forms part of the Pitlington Hallgarth Conservation Area adopted by Durham County Council in December 2009.

By existing within a Conservation Area those trees within the churchyard will have Tree Preservation Order's attached to them.

- B.9 There are items existing within the Churchyard that are also protected by heritage legislation.

The gate piers of sandstone ashlar and black wrought iron gates at the West entrance of the churchyard are grade II listed.

A sandstone ashlar tombstone, 18 metres West of the Church in memory of Mr John Fenwick circa 1820 is grade II listed.

A sandstone ashlar tombstone, 22 metres South West of the Church in memory of the Scorer family is grade II listed.

Hallgarth War Memorial, a First World War memorial dating from 1920, with later additions for the Second World War.

A detailed description of these items (taken from the official listing) is included in the appendices of this Quinquennial Inspection Report.

- B.10 Date of Inspection:

The church was visited and inspected on Thursday 13th February 2025.

Weather:

Dry (following recent rainfall), cloudy with blue skies and cold.

NOTICE The reproduction of the Conservation Area map from the definitive version may have resulted in some loss of accuracy to the PDF version. New development could have taken place or field boundaries changed. For these reasons the PDF version should only be used as a guide. Durham County Council cannot accept any responsibility for any loss, damage or inconvenience caused as a result of any inaccuracy or error in the PDF format. If in any doubt please contact the Design and Historic Environment Team Tel 01913834196 Email design.conservation@durham.gov.uk.

Pittington Hallgarth Conservation Area

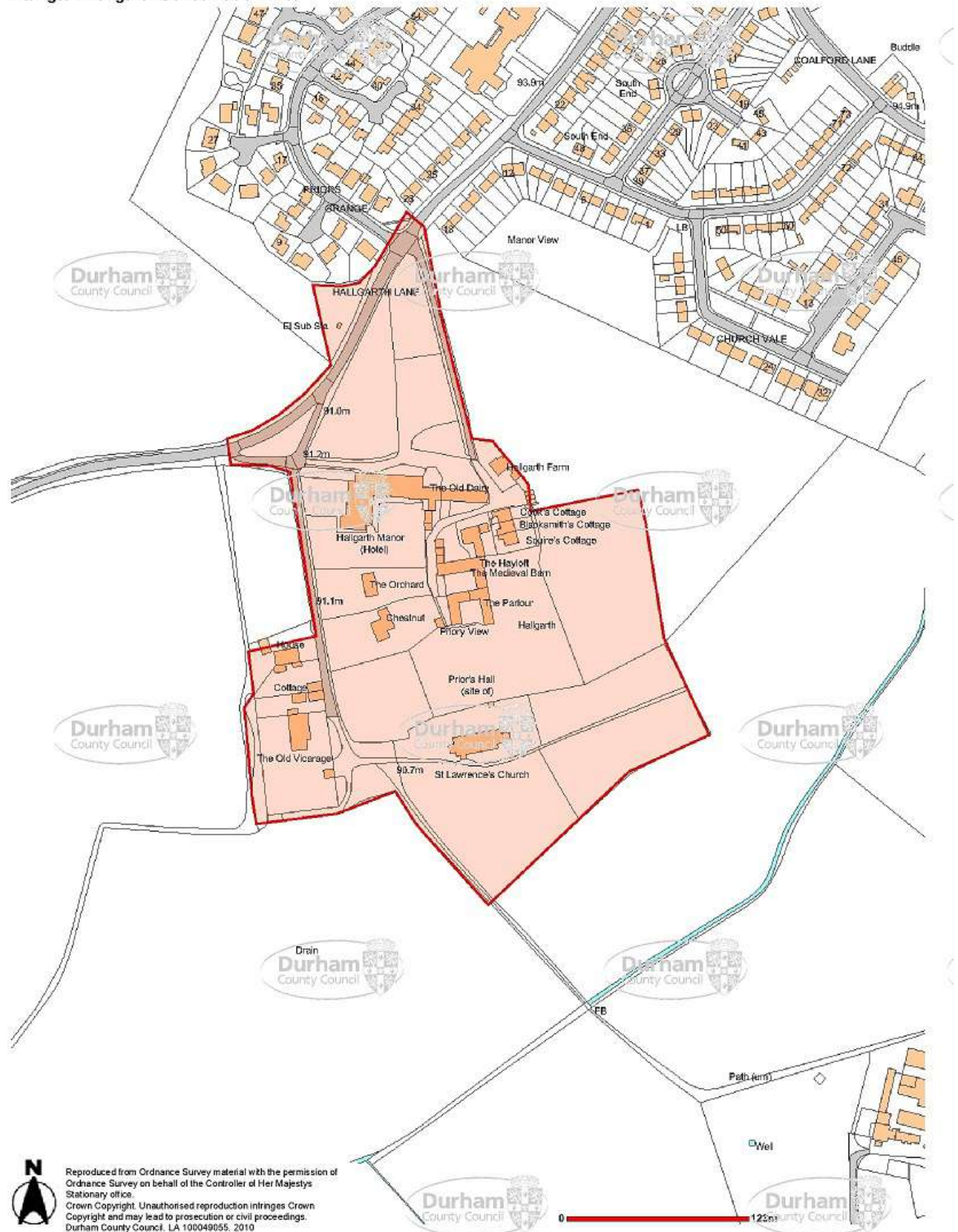


Fig. 1 | Pittington Hallgarth Conservation Area Boundary (not to scale)

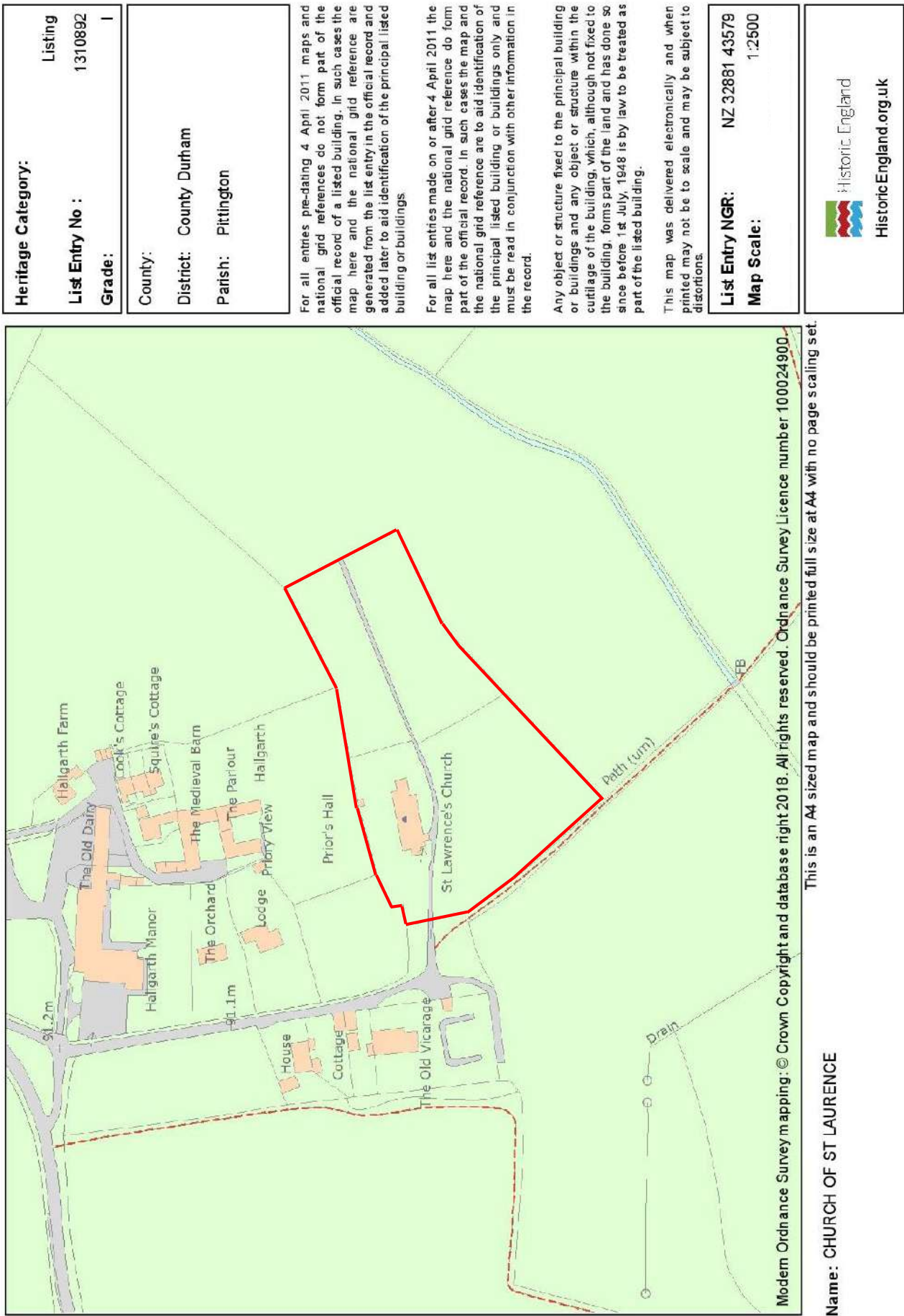


Fig. 2 | Church Location Plan (not to scale)

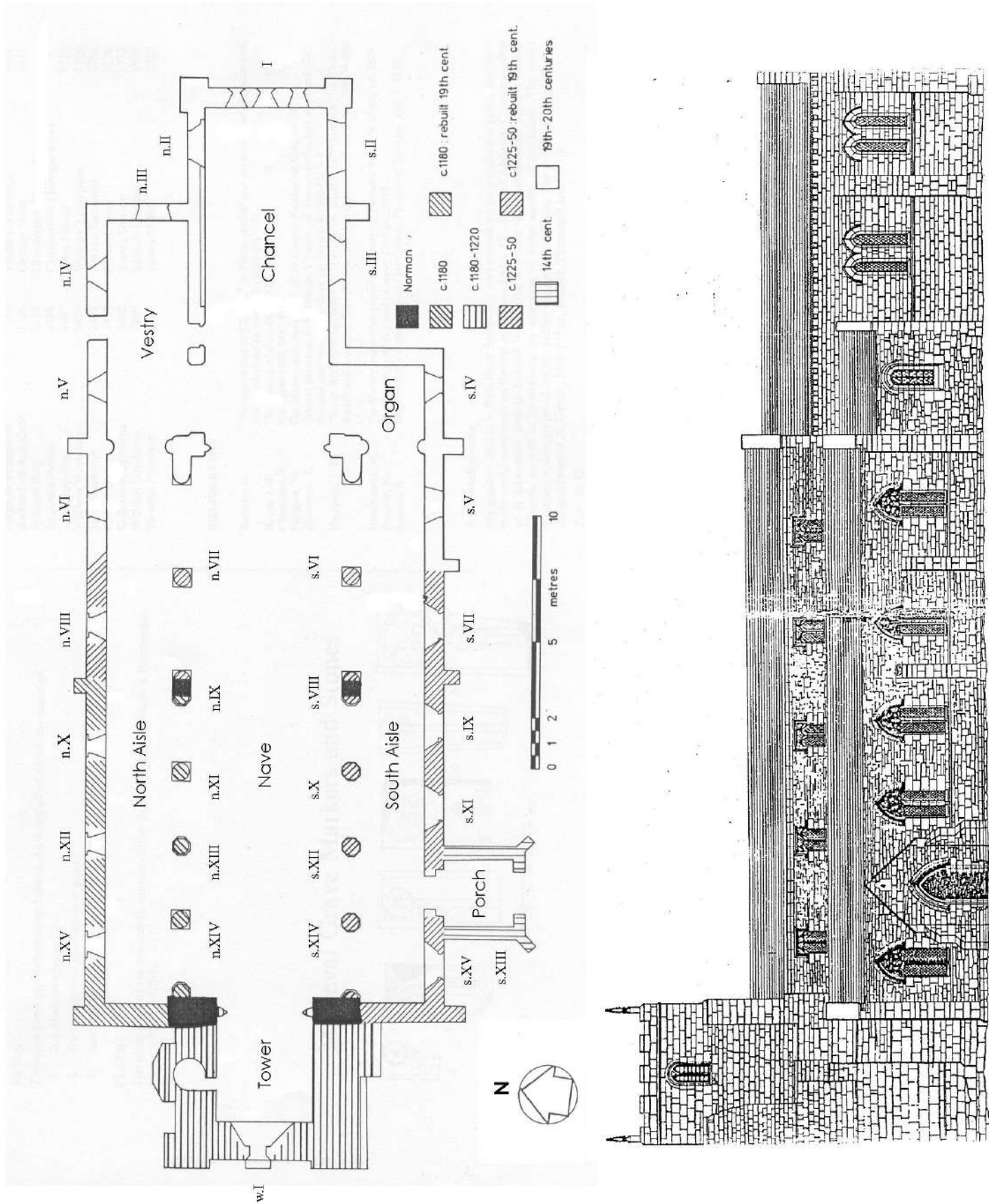


Fig. 3 | Church Floor Plan + South Elevation (not to scale)





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



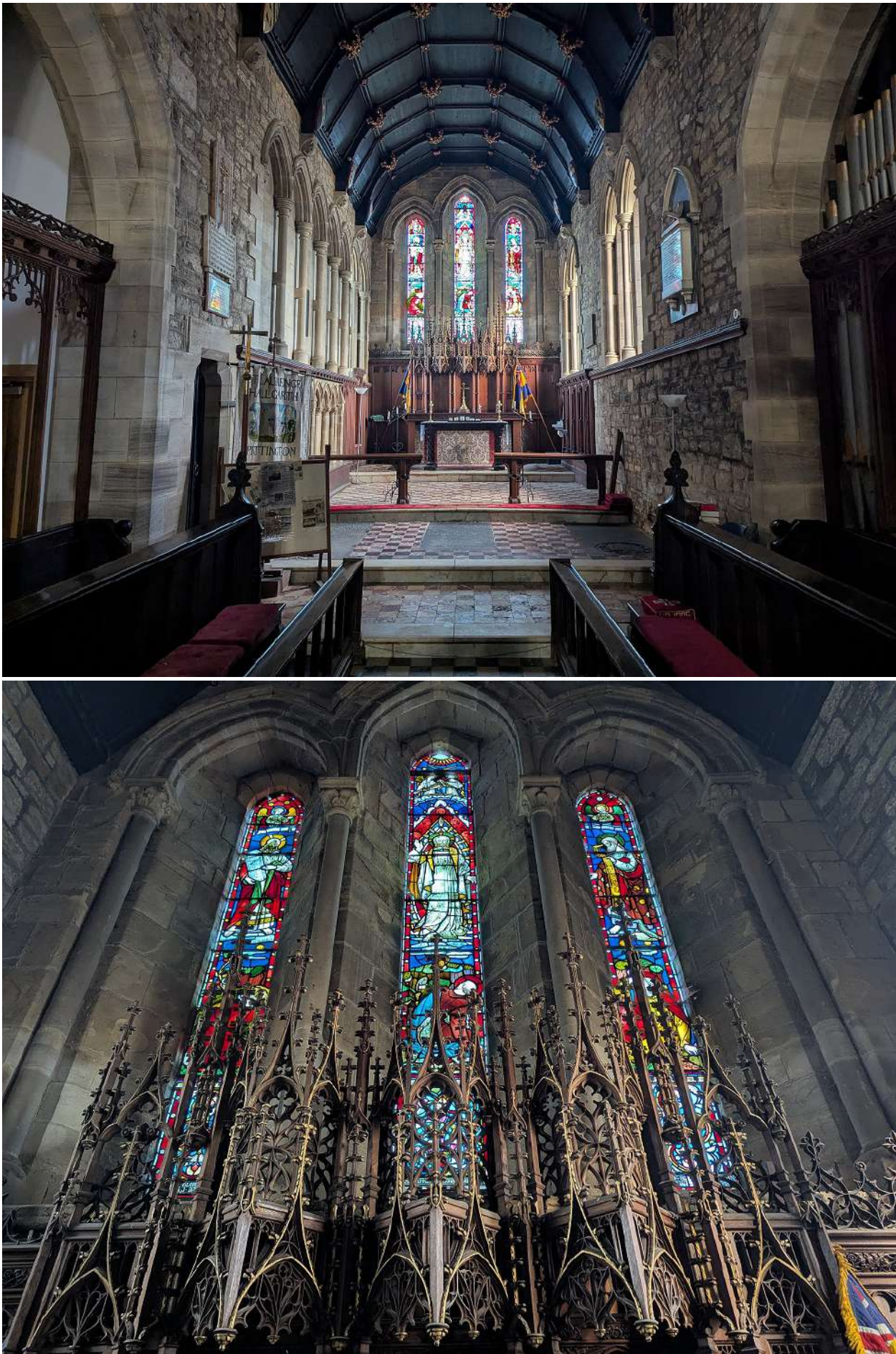


Fig. 5 | Church Photographs (5.1 - 5.4 Interior)





Fig. 6 | Church Photographs (6.1 - 6.4 Churchyard)

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. Any voids below floor.
 - b. Roof void over the Chancel.
 - c. Interior of the Organ and its Chamber.
 - d. Roof covering of the Tower.
 - e. Roofs were examined internally from floor level and externally from ground level.
- C.4 The boundary and extent of the churchyard is shown on the location plan (Fig. 2, p. 9).
- 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. The Architect will send the requisite number of copies direct to the Diocesan Office.
- C.9 Completion of this Quinquennial Inspection Report has referred to previous Quinquennial Inspections reports (2012 and 2018) completed by the author – Michael Atkinson of MAA+H.

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

Description of Works and date	Date of Faculty or Archdeacon's Certificate	Reference to Quinquennial Inspection Report	Contractor	Cost of Works including fees	Details of grant aid, from charitable trusts and other bodies	Whereabouts of specifications and drawings if not filed in the Log Book
Lighting Candelabra date 31/3/22			Hartman	108-00		
General Electrical Service	12/4/22			144.00		
Wire fault						
Gas Nettle Kask	27/5/22			144.00		
Service & repair						
Reflex Roofing	1/12/22			120.00		
Gutterdown repair						
Exposure fire solution	1/11/22		Exposure	80.00		
Service extinguisher						
Asbestos audit	20/5/23			—	No asbestos found	Consulted with General Electrical Services who have it put away
2 lights fixed	22/6/23		G.E.S.	264.00		
New Water/GAS pump fitted, boiler service	18/8/23		GAS N.E.	1,495.00		
Reflex Roofing gutters	1/12/23		Reflex	198.00		
New Boiler pipework	17/7/24		GAS N.E.	7,678.93		
Service boiler	6/12/24		GAS N.E.	320.00		
Reflex gutters	30/12/24		Reflex	216.00		
Repair 3 lights	6/1/25		G.E.S.	336.00		
Fire extinguishers replace	24/1/24		Exposure	135.60		
P.A. testing	14/1/25		J.H. & Son			

1.2 Terrier and Logbook

The Terrier and Logbook were examined as part of the inspection, and all was found to be in order.

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

2. GENERAL CONDITION OF THE CHURCH

This major and important church continues to be maintained in a sound, structural condition. Previous incidents and observations of potential subsidence and movement have been observed and noted (most notably in 1954 via a joint survey by the Coal Board and the then church architect). At each quinquennial inspection these cracks are reviewed and no significant increases in width or length have been recorded. The good news is that currently this still appears to be the case.

Focus for the forthcoming quinquennial period centres on external fabric repair. Prompt clearing of gutters following the QI has reinforced the need to remove extensive moss build-up to nave, aisle, chancel and vestry roofs. Once complete a more thorough examination of the slate roof coverings can be completed. Rainwater goods require refurbishment, particularly to the nave, aisles and vestry. Adaption to contorted gutter arrangements over the organ chamber and vestry roofs will also be greatly beneficial to improve the flow of surface water.

The stonework generally is in a satisfactory condition despite its soft and friable nature when exposed to the full force of the north east climate. Externally however there are several areas where erosion of individual stones is well advanced: at low level surrounding the Chancel, at low level surrounding the Tower and at high level along each Nave clerestorey. Here I'd expect an element of stone indenting and/or replacement will be required to halt rapid deterioration of certain elements of stonework. The PCC should plan to address over the coming quinquennial period.

More focused attention to masonry repair is highlighted to the water tabling of the south aisle, east end and just below it the short gable end rising above the adjoining organ chamber. Defects in both areas is allowing water penetration into the wall head which in turn is affecting the internal masonry and distributing much stone dust onto the organ chamber floor and the pipe organ itself.

Masonry to the nave clerestorey, both north and south elevations also require prompt attention. Defects are noted including large areas of open joints to the clerestorey walling, eroded stonework and eroded tracery to the window openings. All of which leaves these areas of the fabric vulnerable to water ingress. The good news is that window stone replacement work carried out in the recent past to protect the C12 wall paintings from water damage is in a very good condition.

The church interior is attractive and very well presented. The exposed timber roof structure requires periodic checking and monitoring for the potential outbreak of dry rot, previously encountered over the existing Vestry space in 1989. There are several areas along the eaves level to the North Aisle that are exhibiting a whitening of the base of the roofing spars. It is recommended that further examination and investigation is carried out to better understand the appropriate action required to these roofing timbers.

Internally the stonework to the Organ Chamber continues to be found in a poor deteriorating condition, again due to a combination of factors but primarily the existence of excessive moisture within the walling fabric has resulted in the separation and crumbling of the wall render. This defect in conjunction with defects highlighted to the water tabling and walling internally is all contributing negatively to the ongoing condition of the space.

Attention to providing safe access to the belfry stage of the tower, and roof covering beyond is recommended. In doing so, this will allow closer inspection and possible treatment of the medieval bell frame which is already greatly affected by decay. Conservator reports would be helpful to the PCC to inform repair and maintenance of the stained and plain glass windows but also the condition of the chancel floor and the C12 medieval wall paintings.

The churchyard generally is in good order and maintained well. Sections of the boundary walls require repair, damaged and/or in a state of collapse due to the presence of overgrown neighbouring trees. Indeed, a single tree at the northwest corner is leaning significantly into the churchyard and should be assessed for its structural integrity, if unsafe will need to be carefully felled. Ivy growth is taking charge across several sections of the boundary walls, it is an invasive plant and can take quite a strong hold if left unchecked. Best to strip back and remove exposing the boundary walls currently buried beneath.

There exists a varied and considerable collection of headstones within the churchyard. Two early exemplars worth noting are a 1766 headstone to Henry Scorer, on the South side of the path midway between churchyard gate and the Church together with another headstone c.1820 to John Fenwick and family, on the North side of the path 18 metres West of the Church. Both headstones are grade II listed. In 2016 the Hallgarth War Memorial located adjacent to the south entrance porch has been recognised by Historic England and is listed at grade II. It is in good condition. A maintenance plan covering the churchyard headstones would be a valuable tool in maintaining these important historic monuments in a good condition.

Good facilities are provided within the church; a servery at the west end of the North Aisle and an accessible WC adjacent to the Vestry, to the north of the Chancel. Both continue to be in excellent condition and greatly help in the running and use of the church.

Service installations are generally in a satisfactory, sound condition. A new gas-fired condensing boiler has been installed in the boiler house in 2024. A check of the lightning conductor installation is overdue, last carried out in 2022.

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****3.1 TOWER**

Lead-covered, shallow double-pitch draining to wide parapet gutters on the North and South sides. Lead sheet jointed using traditional wood roll techniques. The roof level is such that only the upstands of the battlemented parapets show on the East and West sides and only one course beneath this above the parapet gutters on the other two sides.

- 3.1.1 Prompt gutter clearance following the QI enabled inspection of the roof covering, all of which appeared to be in a sound, weathertight condition.

3.2 NAVE

Duo-pitch green Lake District slating to diminishing courses, showing quite a variation in colour. Half round clay ridge tiles. It is inferred that slating of this roof could date from the Church restoration and extension of 1846. There are lead flashing abutments to the Tower and East gable upstand.

- 3.2.1 Due to the height and pitch of the roof covering it is problematical to obtain a clear view of the condition of the slating and flashings. As with the tower roof covering, prompt gutter clearance following the QI enabled inspection of the nave roof covering. Slating and ridge all appears to be in a satisfactory condition however a true, detailed inspection was somewhat hampered by a dense build-up of moss covering. Particularly over the north slope and across the top section of the south slope.

R1	It is recommended that the moss build-up is carefully removed by an experienced maintenance contractor. Removal works to be carried out by hand and no pressure washing to be allowed.
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R2	3.2.2 Following moss removal, carry out inspection of roof covering from a mobile elevated working platform.
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- 3.2.3 The flashing arrangement to the tower abutment appears sound, however at both NW and SW corners there is vulnerability for water penetration into the masonry fabric. Darkened localised patches of masonry at these key junctions indicate water saturation.

R2	Assess adequacy of junction flashings, carry out remedial repairs as required.
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3.3 NORTH + SOUTH AISLE

Mono-pitch green Lake District slating to diminishing courses, north aisle re-slatted in 1976-1977 and the south aisle re-slatted in 1985. Lead flashing abutments to Nave wall and East/West gable upstands.

- 3.3.1 As with the tower roof covering, prompt gutter clearance following the QI enabled inspection of the north and south aisle roofs. Slating all appears to be in a satisfactory condition however a true, detailed inspection was somewhat hampered by a dense build-up of moss covering. Particularly over the north slope, less so over the south slope but some moss covering exists.

R1 It is recommended that the moss build-up is carefully removed by an experienced maintenance contractor. Removal works to be carried out by hand and no pressure washing to be allowed.

R2 3.3.2 Following moss removal, carry out inspection of roof covering from a mobile elevated working platform.

3.4 ENTRANCE PORCH

Duo-pitch green Lake District slating to diminishing courses, re-slatted in 1985.

3.4.1 Slating all appears to be in a sound, satisfactory condition. Some missing mortar bedding from the ridge tiles and isolated areas of moss build-up on the east slope.

The leadwork flashings to this roof were removed because of recent lead theft. They have since been replaced with a lead alternative, 'Ubiflex', also in a satisfactory condition although exhibiting slight 'rippling' to surface.

R1 Carry out minor repairs in conjunction with 3.2.1 and 3.3.1.

3.5 ORGAN CHAMBER

Mono-pitch green Lake District slating to diminishing courses, re-slatted in 1975. Lead flashing abutments to Chancel South wall and East/West gable upstands.

3.5.1 Slating all appears to be on a sound, satisfactory condition. Some moss/debris build-up across the roof covering.

The leadwork flashings to this roof were removed because of lead theft. They have since been replaced with a lead alternative, 'Ubiflex', also in a satisfactory condition although exhibiting slight 'rippling' to surface.

3.6 CHANCEL + VESTRY

Duo-pitch green Lake District slating to diminishing courses over chancel, re-slatted in 1999-2000. Lead flashing abutments to Nave and East gable upstand. Mono-pitch green Lake District slating to diminishing courses over vestry, re-slatted in 1989. Lead flashing abutments to Chancel North wall and East/West gable upstands.

3.6.1 Due to the height and pitch of the roof covering it is problematical to obtain a clear view of the condition of the slating and flashings. As with the tower roof covering, prompt gutter clearance following the QI enabled inspection of the nave roof covering. Slating and ridge all appears to be in a satisfactory condition however a true, detailed inspection was somewhat hampered by a dense build-up of moss covering. Particularly over the north slope and across the top section of the south slope.

R1 It is recommended that the moss build-up is carefully removed by an experienced maintenance contractor. Removal works to be carried out by hand and no pressure washing to be allowed.

R2 3.6.2 Following moss removal, carry out inspection of roof covering from a mobile elevated working platform.

3.6.3 The leadwork flashings abutting the nave to the south slope were removed because of lead theft. They have since been replaced with a lead alternative, 'Ubiflex'. The lead parapet gutter remains insitu.

All appears to be in a satisfactory condition.

3.7 MAINTENANCE

3.7.1 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

4.1 TOWER

Single elongated downpipe arrangement from the North East outlet from the Tower roof descends the whole of the North face. Interrupted at Nave eaves level where a hopper head is introduced to take rainwater run-off from the North West roofing face of the Nave.

Single downpipe arrangement from the South East outlet from the Tower roof descends the whole of the East face and sheds water directly onto the Nave roof below.

4.1.1 A longstanding blockage/misalignment of the downpipes at Nave eaves level to the north has been rectified. This defect had been causing saturation of the walling that bled into the internal plaster finish at the West end of the Nave. The hopper located at the junction with the nave is of a squared style, replacement with a wider rectangular hopper may lessen the vulnerability to blockages in this area. Rusting is noted to the external face of the downpipe at high level.

R2 It is recommended that the rainwater goods are refurbished and new rectangular hopper installed. Downpipe to be cleaned down, re-painting and joints re-sealed. Colour in a buff stone to match existing.

4.2 NAVE

Buff stone coloured cast iron guttering of deep half round profile with circular cast iron downpipes at East and West ends. Supported by iron rafter brackets, painted black.

4.2.1 Excessive plant growth within the gutters are noted, particularly at east and west ends which more than likely are contributing to dark 'blooms' internally to the plaster finish suggesting severe blockages leading to water penetration into the church fabric. Prompt gutter clearance following the QI revealed excessive rusting to the gutter linings and deterioration of the face decoration. All now clear of leaves, which is a first positive maintenance step.

R2

It is recommended that the rainwater goods are refurbished. Gutters and downpipes to be cleaned down, re-painting and joints re-sealed. Colour in a buff stone to match existing.

4.3 NORTH + SOUTH AISLE

Buff stone coloured cast iron guttering of deep half round profile with circular cast iron downpipes at East and West ends.

- 4.3.1 Prompt gutter clearance following the QI revealed rusting to the gutter linings, less deterioration to the decoration finish than seen to the nave although blackened to both north and south gutters. There is a leak over the window to the 5th bay of the south aisle which is saturating the stonework. Elsewhere there is darkened masonry behind downpipes which suggest historic blockages at gutter outlet positions. Gutters all now clear of leaves, which is a first positive maintenance step. Gullies at ground level are covered in leaves.

R2

It is recommended that the rainwater goods are refurbished. Gutters and downpipes to be cleaned down, re-painting and joints re-sealed. Colour in a buff stone to match existing.

4.4 ENTRANCE PORCH

Buff stone coloured cast iron guttering of deep half round profile to both East and West elevations. Two circular cast iron downpipes at rear of Porch with hopper head all buff stone in colour.

- 4.4.1 Generally found to be in a satisfactory condition.

4.5 ORGAN CHAMBER

Buff stone coloured cast iron guttering of deep half round profile to elevation. Single circular cast iron downpipe with small rectangular hopper head all buff stone in colour.

Contorted arrangement of plastic pipe and guttering taking rainwater from South East section of Nave roof across West end of Organ Chamber roof into South Aisle guttering.

- 4.5.1 Plant growth noted to gutter. Prompt clearance following the QI revealed that the hopper to the west end of the gutter is loose and only kept in place by being 'jammed' between gutter and downpipe. Gutters all now clear of leaves, which is a first positive maintenance step. Gullies at ground level are covered in leaves.

The peculiar gutter arrangement across the top of the roof covering at the west end could benefit from adaption, incorporating a 'water trough' attached through slating to the timber roof structure underneath.

R2

Carry out gutter and downpipe adaptations to improve surface water discharge across the organ chamber roof.

4.6 CHANCEL + VESTRY

To the Chancel there exists lead-lined cornice gutter to North and South elevations, relined in 1999-2000. Four buff stone coloured rectangular section cast iron downpipes to both North and South Elevations.

On the North elevation the two westernmost downpipes discharge directly onto the Vestry roof; the easternmost descend to ground. On South elevation the westernmost downpipe discharges directly onto the Organ Chamber roof; the remainder descend to ground.

To the Vestry there exists buff stone coloured cast iron guttering of deep half round profile to elevation. Single buff stone coloured rectangular section cast iron downpipe with decorative hopper head in similar colour.

Contorted arrangement of plastic pipe and guttering taking rainwater from North East section of Nave roof across West end of Vestry roof into North Aisle guttering.

- 4.6.1 Prompt gutter clearance following the QI revealed that the parapet gutter sand downpipes are all in a satisfactory condition. Gutters all now clear of leaves, which is a first positive maintenance step. To the north side the bottom section of downpipe immediately adjacent to the vestry is rusting at the joint spilling over onto the face. Gullies at ground level are covered in leaves.

The peculiar gutter arrangement across the top of the vestry roof covering at the west end could benefit from adaption, incorporating a 'water trough' attached through slating to the timber roof structure underneath.

R2

Carry out gutter and downpipe adaptations to improve surface water discharge across the vestry roof.

4.7 MAINTENANCE

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. It would be prudent for the PCC to enter into a contract with an experienced maintenance contractor.

M

It is recommended that as a routine item of maintenance the rainwater goods (gutters, downpipes and gullies) should be checked and cleared on a twice-yearly basis.

5. BELOW GROUND DRAINAGE

- 5.1 *It is assumed that surface water discharges into the ground via soakaways located within the church grounds.*

Foul water from the accessible WC installed within the west end of the Vestry discharges into a 'trench arch' drainage system located within the ground to the north of the church.

- 5.1.1 The below ground drainage was not tested as part of the inspection. It is understood however that the drainage system is working satisfactorily.

M It is recommended that as a routine item of maintenance the below ground drainage system is checked as a minimum twice yearly.

5.1.2 There are no reported defects to the trench arch drainage system.

R4 It is desirable to install an inspection chamber at the head of the trench arch drain run to improve access in the event of issues with drainage operation.

6. PARAPETS/UPSTAND WALLS, FINIALS, CROSSES

6.1 TOWER

Shallow stonework battlements made of local County Durham yellow-buff sandstone. Parapets in castellated form with four pinnacles located in North East, North West, South, West and South East corners of the Tower.

6.1.1 The stonework parapets and pinnacles appear in a satisfactory condition.

R3 It is recommended that a steeplejack be employed to carry out testing of the pinnacles to assess their structural integrity.

6.2 NAVE

Pitched flat water table coping stones exist to the east gable with apex cross.

6.2.1 Some slight weathering to the apex cross otherwise all appears in a sound, good condition.

R2 It is recommended to carry out inspection of water tabling/apex cross from a mobile elevated working platform in conjunction with 3.2.2.

6.3 NORTH + SOUTH AISLE

Pitched flat water table coping stones exist to the east and west gables.

6.3.1 The water tabling to the north aisle is thin but raised c.150mm from the pitch of the roof. This has allowed the insertion of soakers and lead cover flashings tucked underneath the water tabling. Both are true and in line with the pitch of the roof. They are covered in dense moss build-up.

R1 Carefully remove moss in conjunction with 3.3.1.

6.3.2 The water tabling to the south aisle is thin, the underside sits flush with the pitch of the roof. This makes it more difficult to maintain a weatherproof junction and as such the flashings are draped partially over the top of the water tabling, carried on over the slates. Water tabling to the west end is replacement stone, true and in line with the pitch of the roof. The water tabling to the east end is older, worn and misaligned, the stone immediately above the kneeler is pitched back which provides a vulnerability for water ingress into the wall head at this location, immediately adjacent to the organ chamber. Visually the wall head looks to have 'dished' at this point.

R1 It is recommended to carry out resetting of the water tabling to the south aisle, east end. Possibly introducing replacement stone water tabling and consolidation of the upper section of the masonry wall head.

6.4 ENTRANCE PORCH

Pitched flat water table coping stones exist to the south gable.

- 6.4.1 In similar condition and installation to that of the south aisle. Thin water tabling, the underside sitting flush with the pitch of the roof. Some slight distortion to the coping line, signs of cracked copings and moss cover.

R3

Carry out water tabling repairs to the entrance porch.

6.5 ORGAN CHAMBER

Pitched flat water table coping stones exist to the east gable.

- 6.5.1 The water tabling is thin but raised c.150mm from the pitch of the roof. This has allowed the insertion of soakers and non-lead cover flashings tucked underneath the water tabling. It is true and in line with the pitch of the roof. Very slight distortion at top and slightly open joints.

In a sound, satisfactory condition.

6.6 CHANCEL + VESTRY

Pitched flat water table coping stones exist to the east gables, interlocking and apex cross over the chancel.

- 6.6.1 The water tabling to the chancel, east end is in a sound, good condition. It is raised c.150mm from the pitch of the roof. This has allowed the insertion of soakers and lead cover flashings tucked underneath the water tabling. It is true and in line with the pitch of the roof.

In a sound, good condition.

R2

It is recommended to carry out inspection of water tabling/apex cross from a mobile elevated working platform in conjunction with 3.6.2.

7. WALLING7.1 TOWER

Stonework walling of local County Durham yellow-buff sandstone.

North Elevation

Elevation rises in two stages with a string course between which continues round the projecting semi-octagonal stair enclosure that rises to about two thirds of the height. There is a corner clasp buttress rising most of the height of the West corner and the remains of a projecting buttress rising to not quite the same height at the East end of this elevation. There is an offset in the wall of the upper level of the North West corner buttress. There are three slit windows in the stair turret.

- 7.1.1 The stonework and pointing to this elevation is in a sound condition.

There are areas of eroded stonework, most notably at low level and at high level to the parapet stage.

R1	It is recommended to prepare a walling masonry repair schedule of work and specification incorporating marked up photographs highlighting work scope.
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R3	7.1.2 Carry out masonry repairs incorporating lime mortar repointing and stone replacement in matching buff sandstone to halt any deterioration further.
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West Elevation

Elevation rises in two main stages with a string course between although at a higher level than the North elevation. The lower level has a single lancet window. The upper stage has a round-headed smaller lancet window at Clock Chamber level then above a two-light Belfry opening with lancet heads set within an overall semi-circular surround.

7.1.3 The stonework and pointing to this elevation is generally in a sound condition.

There are several more areas of eroded stonework (compared to that of the North elevation), most notably within the upper stage, in the South West/North West buttresses and at low level across the elevation.

Refer to item 7.1.1.

R3	7.1.4 Carry out masonry repairs incorporating lime mortar repointing and stone replacement in matching buff sandstone to halt any deterioration further.
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South Elevation

An interesting elevation of various stages of phasing work possibly due to strengthening works required considering structural defects. There is a projecting buttress at the upper part of the East corner, mirroring that on the North side. The clasp buttress evident on the North side however is not evident here, superseded by a much broader band of masonry and the lower stage has been built out at some time in the past. There is also a broad stepped buttress rising alongside the South West corner.

7.1.5 The stonework and pointing to this elevation is generally in a sound condition.

There are several more areas of eroded stonework (compared to that of the North elevation), most notably within the upper stage and in the South West/South East buttresses.

Refer to item 7.1.1.

R3	7.1.6 Carry out masonry repairs incorporating lime mortar repointing and stone replacement in matching buff sandstone to halt any deterioration further.
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East Elevation

Elevation rises in a single stage from Nave roof level upwards including those projecting buttresses projecting on both North and South sides.

7.1.7 The stonework and pointing to this elevation is generally in a sound condition.

- 7.1.8 The timber louvre to the north side appears to have a missing top section underneath the arched lancet. It needs a more detailed check from inside the tower and if open, sealed appropriate to avoid the risk of nesting birds.

R1

Check north side louvre opening and bird proof any openings found.

7.2 NAVE

Stonework walling of local County Durham yellow-buff sandstone.

North Elevation

Walling at high level above North Aisle consists of five clerestorey windows of two-light ogee heads under rectangular lintels with hoodmoulds.

- 7.2.1 Excellent work has been carried out to arrest considerable erosion surrounding the west clerestorey window where replacement stonework is now evident. Elsewhere there remains eroded stonework to the walling east of the east clerestorey window. All window heads also have pronounced erosion. There is evidence also of small areas of open joints to the stonework.

R1

It is recommended to prepare a walling masonry repair schedule of work and specification incorporating marked up photographs highlighting work scope.

R2

- 7.2.2 Carry out masonry repairs incorporating lime mortar repointing and stone replacement in matching buff sandstone to halt any deterioration further.

South Elevation

Walling at high level above South Aisle is of small-scale rubble stonework to its West and better larger rubble walling to the two most Eastern bays. Five clerestorey windows exist of two-light ogee heads under rectangular lintels with hoodmoulds.

- 7.2.3 There is erosion of the stonework across this elevation, particularly surrounding the opening lights to the West. There is evidence also of areas of open joints to the stonework, particularly to the walling east of the east clerestory window.

Refer to item 7.2.1.

R2

- 7.2.4 Carry out masonry repairs incorporating lime mortar repointing and stone replacement in matching buff sandstone to halt any deterioration further.

7.3 NORTH + SOUTH AISLE

Stonework walling of local County Durham yellow-buff sandstone.

North Elevation

Walling is in five bays, with round-headed windows to each of the westernmost bays and a Victorian Gothic window in the easternmost bay. The masonry surrounds of the windows all appear to be of 19C date. The walling is of roughly coursed sandstone with a common moulded string course at sill level across the first and second bays, a common moulded string course exists at window head level across the third, fourth and fifth bays.

Projecting buttresses are evident between the second and third bays and a much larger projecting buttress at the East and West ends of this elevation.

- 7.3.1 The stonework and pointing to this elevation is generally in a satisfactory condition. There are small areas of eroded stonework noted.

R1	It is recommended to prepare a walling masonry repair schedule of work and specification incorporating marked up photographs highlighting work scope.
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R3	7.3.2 Carry out masonry repairs incorporating lime mortar repointing and stone replacement in matching buff sandstone to halt any deterioration further.
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West Elevation (North Aisle)

Windowless walling rising to a lean-to gable in roughly coursed sandstone.

- 7.3.3 The stonework and pointing to this elevation is generally in a satisfactory condition. There are small areas of eroded stonework noted and areas of open joints to the masonry.

Refer to item 7.3.1.

R3	7.3.4 Carry out masonry repairs incorporating lime mortar repointing and stone replacement in matching buff sandstone to halt any deterioration further.
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South Elevation

Walling is in six bays, the second from the West having the projecting Entrance Porch obscuring it. The remainder have two-light windows with reticulated tracery in their heads, mostly 19C masonry although evidence of medieval precedents.

The mullions of the four westernmost windows have been renewed in 2002.

Generally walling is of small-scale rubblework with a band of larger blocks at high level indicating a possible raising of the wall head at some time in the past. A plinth course at the elevations base and moulded string course at window sill level exist. Projecting buttresses are evident between the fourth and fifth bays and a much larger projecting buttress at the far East and West ends of this elevation.

Above the projecting buttress between the fourth and fifth bays is an ancient mass dial with a socket for the gnomon and the hours scratched in.

- 7.3.5 The stonework and pointing to this elevation is generally in a satisfactory condition. The exception lies within the most westernmost window where the reticulated tracery and jambs are badly eroded. It appears that the open joint between glazing and stonework, has been infilled with what appears to be mortar cementitious in nature. This for the time being is maintaining a weatherproof junction, albeit of inappropriate material. The upper section of stonework remains fragile. There is also pronounced erosion of the stonework in the fourth bay, above the window head.

Refer to item 7.3.1.

- R3** 7.3.6 Carry out masonry repairs incorporating lime mortar repointing and stone replacement in matching buff sandstone to halt any deterioration further.

East Elevation

Short section of masonry rising above adjoining organ chamber to pitched water tabling in rubble sandstone generally brought to courses.

- 7.3.7 The stonework and pointing to this elevation is deteriorating, potentially linked to defects noted in the water tabling described in item 6.3.2. There are small areas of eroded stonework noted.

Refer to item 7.3.1.

- R1** 7.3.8 Carry out masonry repairs incorporating lime mortar repointing and stone replacement in matching buff sandstone to halt any deterioration further.

West Elevation

Windowless walling rising to a lean-to gable in rubble sandstone generally brought to courses.

- 7.3.9 The stonework and pointing to this elevation is generally in a satisfactory condition. There are small areas of eroded stonework noted.

Refer to item 7.3.1.

- R3** 7.3.10 Carry out masonry repairs incorporating lime mortar repointing and stone replacement in matching buff sandstone to halt any deterioration further.

7.4 ENTRANCE PORCH

Stonework walling of local County Durham yellow-buff sandstone.

East Elevation

Windowless walling made up of roughly coursed sandstone.

- 7.4.1 The stonework and pointing (albeit buttered) to this elevation is generally in a satisfactory condition.

South Elevation

Walling made up of roughly coursed sandstone with matching angle buttresses at its South East and South West corners. Single stone sundial with copper gnomon positioned centrally above door opening, much eroded. Hood mould and surrounds to entrance door in 19C or 20C masonry.

- 7.4.2 The stonework and pointing to this elevation is generally in a satisfactory condition.

The stone sundial is in a particularly deteriorating condition. From a conservation point of view the stone face is so far eroded that acceptance of its current condition and 'do nothing' is the most sensible way forward.

7.4.3 There is erosion of the stonework door jambs at low level.

R1	It is recommended to prepare a walling masonry repair schedule of work and specification incorporating marked up photographs highlighting work scope.
R3	7.4.4 Carry out masonry repairs incorporating lime mortar repointing and stone replacement in matching buff sandstone to halt any deterioration further.

West Elevation

Walling made up of roughly coursed sandstone with a single small quatrefoil window opening.

7.4.4 The stonework and pointing to this elevation is generally in a satisfactory condition. The stonework surrounding the quatrefoil opening is in a particularly deteriorating condition but not yet to a considerable degree that warrants replacement.

7.5 ORGAN CHAMBER

Stonework walling of local County Durham yellow-buff sandstone.

East Elevation

Windowless walling rising to a lean-to gable in sandstone masonry, almost ashlar in appearance in regular coursing.

7.5.1 The stonework and pointing to this elevation is generally in a satisfactory condition.

South Elevation

Single bay elevation with a round-headed window positioned centrally with individual hoodmould. Generally walling is of small-scale rubblework with larger quoin stones at South East corner.

7.5.2 The stonework to this elevation is generally in a satisfactory condition.

There is erosion of the stonework at low level across the elevation. Also noted are sections of stonework that require re-pointing particularly to the East edge adjacent to the quoins and a structural crack through the window stone cill.

R1	It is recommended to prepare a walling masonry repair schedule of work and specification incorporating marked up photographs highlighting work scope.
R3	7.5.3 Carry out masonry repairs incorporating lime mortar repointing and stone replacement in matching buff sandstone to halt any deterioration further.

7.6 CHANCEL + VESTRY

Stonework walling of local County Durham yellow-buff sandstone.

East Elevation

Ashlar masonry with interlocking watertabling stones, triple lancet East window arrangement with individual hoodmoulds and a common sill string course. Corner claps buttresses dying out just below window springing level.

- 7.6.1 The stonework and pointing to this elevation is generally in a satisfactory condition. The exception lies at low level where there is significant erosion of individual stonework blocks. Elsewhere there is evidence of open joints to the ashlar stonework at high level and to each corner clasp buttresses.

R1 It is recommended to prepare a walling masonry repair schedule of work and specification incorporating marked up photographs highlighting work scope.

R3 7.6.2 Carry out masonry repairs incorporating lime mortar repointing and stone replacement in matching buff sandstone to halt any deterioration further.

South Elevation

Walling is in three bays, the westernmost obscured by the Organ Chamber. The two eastern bays each have two lancet windows with individual hoodmoulds and a common sill string course. A projecting buttress is evident between the second and third bays together with a corner clasp buttress at the South East corner. A dog-tooth stone eaves cornice runs the whole length of this elevation. Masonry of ashlar sandstone blocks finely jointed, dating from the 19C.

- 7.6.3 The stonework and pointing to this elevation is generally in a satisfactory condition. The exception lies at low level across the central bay where there is significant erosion of individual stonework blocks. Elsewhere there is evidence of open joints to the ashlar stonework.

Refer to item 7.6.1.

R3 7.6.4 Carry out masonry repairs incorporating lime mortar repointing and stone replacement in matching buff sandstone to halt any deterioration further.

North Elevation

Walling is in three bays, the two westernmost obscured by the Vestry. The single eastern bay each has a single pair of lancet windows with individual hoodmoulds and a common sill string course. A corner clasp buttress is evident at the North East corner. A dog-tooth stone eaves cornice runs the whole length of this elevation. Masonry of roughly coursed sandstone of later medieval date although most probably re-used in the 19C.

- 7.6.5 The stonework and pointing to this elevation is generally in a satisfactory condition. There is evidence of open joints to the stonework across this elevation particularly to the corner clasp buttress.

Refer to item 7.6.1.

R3 7.6.6 Carry out masonry repairs incorporating lime mortar repointing and stone replacement in matching buff sandstone to halt any deterioration further.

East Elevation (Vestry)

Lean-to gable made up of squared rubble sandstone in snecked coursing to the general walling of the Chancel, quoin stones to North East corner.

Single two-light tall window with triple cusped heads positioned centrally within elevation.

- 7.6.7 The stonework and pointing to this elevation is generally in a satisfactory condition.

There is erosion of the stonework at low level across the elevation. Noted also are areas of open joints to the stonework, particularly to the north side of the window opening at low and high level.

Refer to item 7.6.1.

- R3** 7.6.8 Carry out masonry repairs incorporating lime mortar repointing and stone replacement in matching buff sandstone to halt any deterioration further.

North Elevation (Vestry)

Walling made up of squared rubble sandstone, quoin stones to North East corner. Elevation incorporates two small medieval windows with ogee heads cut out of a single piece of stone over both lights. Vestry door opening positioned centrally with ashlar masonry to jamb and head junctions.

- 7.6.9 The stonework and pointing to this elevation is generally in a satisfactory condition.

There is erosion of the stonework at low level and at eaves level across this elevation. The west pair of medieval windows are also considerably eroded.

Refer to item 7.6.1.

- R3** 7.6.10 Carry out masonry repairs incorporating lime mortar repointing and stone replacement in matching buff sandstone to halt any deterioration further.

8. TIMBER PORCHES, DOORS AND CANOPIES

8.1 SOUTH ENTRANCE DOOR

Single double oak doors with pointed arched head stained to a dark colour but now naturally weathering. Ironwork hinges, straps and latch plate. Secondary latch arrangement allows additional locking via a rotating horizontal bar internally.

- 8.1.1 Door is in a satisfactory condition, algae growth and decay to the bottom section noted.

- R2** It is recommended that the timber entrance door is treated with a microporous timber preservative and that the ironwork is carefully prepared and repainted using black hammerite.

8.2 NORTH VESTRY DOOR

Single oak door stained to a very dark colour with ironwork hinges, straps and handles, opening inwards.

- 8.2.1 Door is in a satisfactory condition, some algae growth and minor decay to bottom section.

R2

It is recommended that the ironwork is carefully prepared and repainted using black hammerite (or similar equally approved).

8.3 NORTH BOILER HOUSE DOOR

Single oak door stained to a very dark colour with ironwork hinges, straps and handles, opening inwards.

- 8.3.1 Door in good condition.

R2

It is recommended that the ironwork is carefully prepared and repainted using black hammerite (or similar equally approved).

9. WINDOWS

9.1 TOWER

- *Stained glass in lead came panels to lancet window in West elevation, provenance unknown (c. late 19C – early 20C).*

- 9.1.1 Stained glass window appears to be in good condition.

9.2 NAVE

North elevation consists of five number clerestorey two-light windows with ogee heads.

- *Plain glass in zinc diamond lattice pattern, provenance unknown.*

- 9.2.1 Some buckling is evident of the clerestorey windows. The far west clerestorey has been remade as part of the stonework repairs actioned to the window reveals and adjacent walling.

South elevation consists of five number clerestorey two-light windows with ogee heads.

- *Plain glass in zinc diamond lattice pattern, provenance unknown.*

- 9.2.2 There is more pronounced buckling to these set of windows, most particularly to the far East where the glass and metalwork is separating.

R2

It is recommended that these windows are carefully examined, and repairs carried out by a specialist in ecclesiastical glass.

9.3 NORTH + SOUTH AISLE

North aisle consisting of four number single round-headed windows and a fifth far easternmost window in a late gothic design.

- *Stained glass in lead came panels to fifth window from the West, provenance unknown (c.1890).*

- *Stained glass in lead came panels to first, second, third & fourth windows from the West, signed E N Reed, Newcastle (c. late 19C – early 20C).*

9.3.1 All stained glass windows appear to be in good condition.

South aisle consisting of five number two-light windows with reticulated tracery in heads.

- *Stained glass in lead came panels to fourth window from the West, provenance unknown.*
- *Plain glass in zinc latticing panels to first, second, third & fifth window from the West, provenance unknown (c. late 19C).*

9.3.2 There is buckling evident to the fourth window from the West, all other windows are in good condition.

9.4 ENTRANCE PORCH

West elevation consisting of single small window.

- *Plain glass in lead frame panel to single quatrefoil window.*

9.4.1 Plain glass in good condition.

9.5 ORGAN CHAMBER

South elevation consisting of single round-headed window.

- *Plain glass in diamond lead came panels, red and green coloured glass border, provenance unknown.*

9.5.1 Access difficult to assess condition clearly but mindful of the effect dampness within the Organ Chamber will have on the glazing.

R2

It is recommended that these windows are carefully examined, and repairs carried out by a specialist in ecclesiastical glass (when repairs are assessed to the walling fabric of the Organ Chamber).

9.6 CHANCEL + VESTRY

North elevation consisting of single pair of lancet windows.

- *Plain glass in diamond lead came panels, yellow coloured glass border, provenance unknown.*

9.6.1 Plain glass in good condition.

East elevation consisting of single triptych lancet windows.

- *Stained glass in lead came panels to lancet windows, provenance unknown (c. 1864).*

9.6.2 Buckling evident in the head of the centre light, otherwise in good condition.

South elevation consisting of two number pair of lancet windows.

- *Plain glass in diamond lead came panels, yellow coloured glass border, provenance unknown.*

9.6.3 Plain glass in good condition.

North elevation (Vestry) consisting of two number windows.

- *Two number two-light small windows with ogee heads, laminated glass and leading adhered on the glass surface.*

9.6.4 Plain glass in good condition.

East elevation (Vestry) consisting of single window.

- *Single two-light tall window with triple cusped heads, plain glass in rectangular leading, provenance unknown.*

9.6.5 Plain glass in sound condition.

9.7 MAINTENANCE AND REPAIR

R3

9.7.1 It is recommended to commission a church windows condition report which highlights repair and maintenance needs by an ICON accredited stained and plain glass window conservator.

INTERNAL**10. TOWER**

10.1 Refer to *Quinquennial Inspection Report* items: 13.1, 16.1 & 17.1.

The Belfry contains a fine medieval timber bell-frame. There are three parallel pits and four trusses are of short headed type with sills, king post, short head and raking struts from braces to head. The three bells are now hung from a recent beam carried on the heads of the old trusses, hung dead and chimed by hammers.

The bell frame was strengthened as part of grant funded repair work awarded from Historic England (then English Heritage). This work is noted in the form of a steel beam framework which sits directly beneath the bell frame. Timber packers form the junction between the two.

All three bells at one time were ancient, their inscriptions as follows:

+ Sca aria ora pro nobis

+ Sca trinitas vnvs deus miserere nobis

+ Sancta marineta

Only two of these ancient bells now remain. The westernmost bell is by Charles Garr, Smethwick and is dated 1897.

10.1.1 Access to the bell frame and bells is problematic. A stone spiral staircase provides access on the north side of the tower up to the clock chamber which sits immediately below the bell chamber. The bell frame and bells above are open to the clock chamber.

There is no safe access provided up into the bell chamber or up onto the roof of the tower via an existing hatch.

R1

It is recommended to commission a feasibility study for improved tower access from the clock chamber, installation of ladder access with fall protection system incorporated.

10.1.2 The medieval timber frame has been protected in the past against woodworm/beetle attack. Naturally there is widespread evidence of this past activity, deterioration to several of the structural beams are noted.

It can be difficult to assess previously affected timbers whether there is ongoing attack from beetle infestation, periodic checks are recommended to ensure that the decay is not live. Initial informal advice from a specialist in timber decay and assessment may be helpful, if only to determine an appropriate cycle of checks that would be worthwhile.

R2

Obtain initial advice and initiate regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.

- 10.1.3 Previous QIR's have noted the build-up of rust on the straps holding the bells and hammers indicating a degree of deterioration. Again, it may be prudent to obtain initial advice from the DAC's bell advisor with regards a way forward for ongoing maintenance.

R2

Obtain advice and carry out any necessary treatment repairs to the bell frame metalwork.

- 10.1.4 There is dampness noted in the form of white efflorescence seeping into the head of the stone spiral staircase. This has resulted in some wide-open joints and erosion to the face of masonry units. It would be prudent to action masonry repairs at the same time as dealing with the external condition as described under item 7.1.

R2

Carry out masonry repairs to interior of tower spiral staircase.

11. CLOCKS AND THEIR ENCLOSURES

- 11.1 The clock is located within its own Chamber, an intermediate stage of the Tower. It dates c.1896 and is by Potts and Sons of Leeds. The clock weights rise and fall within the South West corner of the Tower.

It is understood that the clock is currently not in working condition and previous inspection reports have commented on the lack of protection to the building fabric or individuals at the ground floor stage of the Tower due to the exposed nature of the clock weights and cabling. There is a risk therefore of uncontrolled collapse should the cabling break.

R2

It is recommended that advice is obtained from a horologist and repairs implemented based on any condition report.

Investigation regarding the automation of the clock by electronic means is a feasible way forward which would disable the movement of the clock weights therefore render them safe.

12. ROOF AND CEILING VOIDS

- 12.1 See note made within Limitations of the Inspection.

13. ROOF STRUCTURE

13.1 TOWER

13.1.1 **Belfry**

Underside of the Tower roof shows evidence of substantial timber joists and boarding of recent date.

Inspection of the underside of the belfry roof was not yet deemed possible.

R2

It is recommended that an inspection of the belfry roof structure is completed.

13.1.2 Clock Chamber

Galvanised steel beams supporting Belfry framework above.

All steelwork generally appears to be in a satisfactory condition.

Refer to item 10.1 Regarding the church bells and bell frame.

13.1.3 Ground Floor Stage

Underside of the clock chamber floor exhibits heavily worm-eaten ancient medieval beams supported on newer wall plates and supplemented by newer joists above them supporting boarding of similar age.

It can be difficult to assess previously affected timbers whether there is ongoing attack from beetle infestation, periodic checks are recommended to ensure that the decay is not live. Initial informal advice from a specialist in timber decay and assessment may be helpful, if only to determine an appropriate cycle of checks that would be worthwhile.

R2

Obtain initial advice and initiate regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.

13.2 NAVE

Open timber roof structure, probably of 19C date, divided into nine bays by simple timber trusses comprising substantial tie-beams with smaller principals – no king post or other connection between them. Curved braces to the tie-beams are brought down to stone corbels. These trusses support a single purlin to each slope in addition to a ridge purlin, in turn supporting common rafters at quite wide spacing carrying boarding running across the slope.

- 13.2.1 The roofing timbers appear to be in a sound condition as far as can be ascertained from floor level. There is some staining and whitening of the timbers at the West end abutting the Tower. This may well be historic, but it is worth checking the effectiveness of the cover flashing in this area for weather tightness and any on-going incidents of ingress of water.

Refer to item 3.2.3.

13.3 NORTH AISLE

Lean-to roof sub-divided into six bays by simple lean-to trusses with the beams supported by curved braces rising from stone corbels. The trusses carry a single purlin dividing the slope into two and there is an old plate at the head of the roof as well. These purlins carry common rafters, which in turn support boarding across the slope of the roof.

- 13.3.1 The roofing timbers appear to be in a sound condition. There is staining and whitening of the timbers at eaves level. This may be due to leaks caused by the guttering in this area or even defects caused by damage/slipped slates. The greater concern is that spores from dry rot previously confirmed and long since removed from the Vestry area has spread.

R2

It is advised that outline advice is obtained from a specialist in timber decay and assessment to comment and advise on the above.

13.4 SOUTH AISLE

Lean-to roof sub-divided into six bays by simple lean-to trusses with the beams supported by curved braces rising from stone corbels. The trusses carry a single purlin dividing the slope into two and there is an old plate at the head of the roof as well. These purlins carry common rafters, which in turn support boarding across the slope of the roof.

13.4.1 The roofing timbers appear to be in a sound condition

13.5 ENTRANCE PORCH

Open timber roof structure comprising a single purlin to each slope and a ridge purlin carrying common rafters, which in turn support boarding running across the slope. The East wall has a timber wall plate although completely missing on the West wall.

13.5.1 The roofing timbers appear to be in a sound condition.

13.6 ORGAN CHAMBER

Simple lean-to roof structure consisting of a single purlin dividing the slope into two, carrying common rafters at normal spacing which support the boarding running across the slope.

13.6.1 The Organ entirely fills this space and therefore it is difficult to fully examine the whole of the roof structure. From what can be visually examined all appears to be in sound condition.

13.7 CHANCEL

Facetted barrel-vaulted ceiling dating from the 19C with the panels subdivided by moulded ribs, and gilded and painted bosses at the intersections of these ribs with the trusses – which are of a simple arched form as seen from below and divide the length of the Chancel into six bays.

13.7.1 The roof structure has been treated from above when the Chancel roof was re-slatted in 1999-2000. As such, the roof structure continues to be in a sound condition.

13.8 VESTRY

Simple lean-to roof structure sub-divided into four by substantial timber beams carrying a single purlin to each slope, in turn carrying common rafters at wider-than-average spacing, which support the boarding running across the slope.

13.8.1 The roof structure was treated and stained as part of the reordering works carried out in this area in 2011. As such, the roof timbers continue to be in good order.

14. UPPER FLOORS, BALCONIES, ACCESS STAIRWAYS

14.1 There are no upper floors, balconies, access stairways existing in the Church.

15. PARTITIONS, SCREENS, PANELLING, DOORS AND DOOR FURNITURE

15.1 CHANCEL SCREEN

The openwork Chancel Screen with its traceried panels has an inscription stating that it was given in 1893; it is by W S Hicks.

15.1.1 Woodwork all appears to be in a sound 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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15.2 VESTRY SCREEN

Timber openwork Vestry Screen, provenance unknown but believed to be of late 19C.

15.2.1 Woodwork all appears to be in a sound 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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15.3 CHANCEL PANELLING

Timber wall panelling up to window cill height on both the North and South sides of the Chancel occupying the most eastern bay. All this work together with the simple altar rails and the moulded wooden cornice running the full length of the side walls is of late 19C date.

15.3.1 Woodwork all appears to be in a sound 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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15.4 CHANCEL REREDOS

There exists a highly decorative timber Chancel Reredos with canopied tabernacle work against the East wall of the Chancel. Provenance unknown but believed to be of late 19C.

15.4.1 Woodwork all appears to be in a sound 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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16. GROUND FLOOR STRUCTURE, TIMBER PLATFORMS

16.1 TOWER

16.1.1 **Belfry**

The floor is made up of timber boarding, partial covering adjacent to the bell frame and running along one side of the belfry.

The floor covering is in a deteriorated and poor condition.

R2 Consider replacement of access deck in full with new rotproof boarding.

16.1.2 **Clock Chamber**

The floor is made up of a modern softwood boarding.

Floor covering is in a sound condition.

16.1.3 **Ground Floor Stage**

Solid concrete floor.

The floor covering is in a satisfactory condition. There are areas of patched repairs and heave noted across the floor.

R2 It is recommended that the floor condition is assessed in detail and appropriate repairs carried out.

16.2 NAVE

Flooring is of woodblock on a solid base. At the East end of the Nave flooring consist of stone paving to either side of the central woodblock passageway.

16.2.1 The woodblock floor covering is in a sound, satisfactory condition albeit the previously oiled surface is deteriorating with small pockets of worn sections evident. In and around the east end of the nave there are signs of dampness 'bleeding' through the block edges, again in isolated sections.

R2 It is recommended that the woodblock floor is refurbished and a protective layer of polyurethane oil applied by an experienced flooring contractor.

16.2.2 Previous comments of uneven stone paving slabs and open joints in and around the transition into the chancel have been remedied by mortar repairs, although the isolated repairs do look cementitious in nature. These are satisfactory albeit a little grey in appearance.

M It is recommended that a watching brief is kept regarding the condition of the stone slab flooring and repairs carried out should a H&S issue arise.

16.3 NORTH AISLE

Floor is of woodblock on a solid base. At the East end of the Aisle flooring consists of stone paving.

16.3.1 The woodblock floor covering is in similar condition as that found in the nave.

R2 It is recommended that the woodblock floor is refurbished and a protective layer of polyurethane oil applied by an experienced flooring contractor.

16.3.2 Refer to comment made regarding stone slab repairs in item 16.2.2.

M It is recommended that a watching brief is kept regarding the condition of the stone slab flooring and repairs carried out should a H&S issue arise.

16.4 SOUTH AISLE

Floor is of woodblock on a solid base. At the East and West ends of the Aisle flooring consists of stone paving.

16.4.1 The woodblock floor covering is in similar condition as that found in the nave.

R2

It is recommended that the woodblock floor is refurbished and a protective layer of polyurethane oil applied by an experienced flooring contractor.

16.4.2 Refer to comment made regarding stone slab repairs in item 16.2.1.

M

It is recommended that a watching brief is kept regarding the condition of the stone slab flooring and repairs carried out should a H&S issue arise.

16.5 ENTRANCE PORCH

Floor is of stone paving.

16.5.1 The floor covering is in a sound condition.

16.6 ORGAN CHAMBER

Floor is of stone paving.

16.6.1 The Organ entirely fills this space and therefore it is not possible to fully examine the whole of the floor structure.

Excessive stone dusting across the floor covering is noted at the entrance from the south aisle.

16.7 CHANCEL

Flooring is a detailed chequer-board pattern of marble with black and white squares in the westernmost bay, then yellow and red, then black and red, then white and red, then to black and yellow for the Altar platform at the East end of the Chancel. All sub-divided by marble steps.

16.7.1 There is evidence of defects across the chancel floor surface including movement (where joints between marble tiles have opened), fractures to sections of marble slab (particularly to the steps up to the high altar), the occasional loose tile, the occasional cracking to tiles and wearing to floor memorial slabs.

R3

It is recommended to obtain a condition report from a flooring specialist in precious stones highlighting repair and ongoing maintenance advice.

16.8 VESTRY

Floor is carpet covered on a solid base throughout. There is a new stepped entry in the South West corner also carpet covered.

16.8.1 A new floor covering has been laid and installed as part of the reordering of this area in 2011. As such all is in a good, sound condition.

17. INTERNAL FINISHES

17.1 TOWER

17.1.1 Belfry

Wall finish is unplastered and of exposed rubble stonework with ribbon mortar pointing. Two-light openings on West, South and East elevations.

Walling and pointing appears all in good, sound condition.

There are structural cracks to the walling fabric, noted in previous QI reports and are recorded as follows:

- a. Slipping of the keystone of the rere-arch of the West facing Belfry opening.
- b. Single crack running down West side of the opening in the South wall, open by 5mm at its maximum and ceasing at window sill level.
- c. Slight cracking through and above the joint to the West of the apex of the South facing rere-arch.
- d. Single crack running down the North wall to West of the centre. Open by 5mm at its maximum and ceasing at window sill level.

R2

It is recommended that the cracks are re-pointed, tightly packed in a lime:sand mortar. Regular visual checks then carried out for any movement.

17.1.2 Clock Chamber

Wall finish is unplastered and of exposed rubble stonework with ribbon mortar pointing. There do exist several incidents of concrete stitching, particularly two runs horizontally across the inside of the South face and angle stitches in the northern corners. Both stitches on the North elevation run part way along the West elevation. There is a small rectangular window in the West elevation.

Walling and pointing appears in a sound, satisfactory condition.

There are several cracks to the walling fabric, noted in previous QI reports and are recorded as follows:

- a. Cracks running down from the concrete stitches on North face.
- b. Cracks rise from above the door head height for 1 metre at approximately 1 metre in from the North East corner, open at 2mm maximum.
- c. Cracking rising from the North East corner itself and diagonally up towards it from a new concrete stitch, open at 2/3mm maximum.
- d. On the West face a crack rises the Northern jamb of an infilled opening above the clock, open at 2mm maximum.
- e. Slight hair-cracking surrounding the end of the concrete stitch in the North West corner.
- f. Indication of cracking rising in the South East corner.

R2

It is recommended that the cracks are re-pointed, tightly packed in a lime:sand mortar. Regular visual checks then carried out for any movement.

17.1.3 Ground Floor Stage

Walls of unpainted gypsum plaster renewed in 1980 alongside major structural intervention within the fabric of the Tower. Most of the West wall is filled by the single lancet window with its very wide internal splayed reveals and shouldered rere-arch with exposed stone quoins and voussoirs.

Walling and pointing appears in a sound, satisfactory condition.

There has been significant disturbance to the plaster finish to the North face most probably due to a leaking external downpipe and open masonry joints to the top of the staircase tower situated immediately behind this wall. The cement-based plaster is preventing the wall to 'breathe' and in doing so is causing ruptures underneath the plaster lining. The rainwater goods defect has now been corrected and the wall will need some time to dry out. There is significant powdering of the plaster finish at low level, again due to dampness existing within the wall.

Aesthetically this is not a pleasing appearance and the significant historic water penetration into the building fabric is not healthy in the long term for the masonry or plaster lining.

R4

It would be desirable to carefully remove the cement-based plaster and apply a new lime based plaster to ensure the continued compatibility and breathability of the walling fabric.

17.1.4 There is a single structural crack evident to the walling fabric, noted in previous QI reports and is recorded as follows:

- a. Where the South wall meets the South springing point of the Tower arch there is a 1 metre long crack descending, open at 2mm maximum.

R2

It is recommended that the cracks are re-pointed, tightly packed in a lime:sand mortar. Regular visual checks then carried out for any movement.

17.2 NAVE

Wall finish is unpainted plaster above the arcades and Chancel arch and exposed stonework on the West wall above the Tower arch and down both sides.

The westernmost four bays of the North arcade are late 12C Romanesque work of great skill, detail and decoration. Chevron mouldings in the arches, scalloped capitals to four of the columns, but a finely beaded variant on the second freestanding column from the West, and then highly eccentric bold roll spiral mouldings on two of the columns and vertical fluted shaftings to the remainder. All sculpting attributed to Hugh Le Puiset's stonemasons. The fourth freestanding column from the West is a pier with walling incorporated within it, having been the original East end of the Nave. The easternmost two bays continue this theme but date from 1846, when the architect Bonomi carefully matched his work to the 12C design. The spiral column is carved out of one section of stone as a monolith whereas the 12C columns are of coursed ashlar.

The first extension of the Nave eastwards was during the medieval period and the easternmost bay was formed with a pointed arch to both sides. Bonomi moved the arch from the North side to join that on the South side when in 1846 the Nave was extended by a further bay East. This South arcade is of 13C date with pointed arches of two chamfered orders supported on cylindrical columns with plain moulded caps and bases.

- 17.2.1 The stonework to both North and South arcades is in a sound, satisfactory condition.

The Westernmost bays abutting the Tower have both suffering some degree of structural movement. The movement is more prominent to the North side where cracking across the plastered surface is evident.

Despite this concern much good work has been carried out in arresting serious water ingress via the west clerestory window followed by a prolonged period of 'drying out'

M	It is prudent to maintain a watching brief over the two westernmost bays of the nave against water ingress and any noticeable signs of active movement.
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- 17.2.2 There are also several minor cracks to the walling fabric of the arcades, noted in previous QI reports and are recorded as follows:

NORTH ARCADE

- a. Crack running down from the West jamb of the second clerestory window (from the West), dying out when it meets the arcade, open at 3/4mm maximum.
- b. Crack rising vertically from the East jamb of the second clerestory window (from the West) to the wall plate, approximately 1.5 metres in length and open at 7-10mm maximum.
- c. Crack evident through the second former clerestory window opening (above the third freestanding column from the West) rising from the rere-arch itself up to the corbel of the roof truss, open at 3/4mm maximum.
- d. Hint of a vertical crack running from the sill of the third clerestory window.
- e. A line of cracking evident running around a patch in the plaster a meter and a half or so West of the fourth clerestory window.
- f. Slight cracking running downwards from the easternmost clerestory window.

SOUTH ARCADE

- g. Minor cracking running downwards from the East jamb of the easternmost clerestory window.
- h. Minor cracking running downwards from the sill of the second clerestory window from the East.
- i. Minor cracking rising from the apex of the easternmost former clerestory window at lower level.

R2

It is recommended that the cracks are re-pointed, tightly packed in a lime:sand mortar. Regular visual checks then carried out for any movement.

R4

17.2.3 It is also worth considering the redecoration of the plastered arcade panels in a colour sympathetic to those used within the medieval wall paintings found within the former clerestorey window reveal to the North arcade.

17.2.4 In the East wall the Chancel arch is of a fairly steeply-pointed two-centred form of two orders with simple chamfers, probably of 19C date. The responds are keeled and have simple mouldings although the caps have a band of nail-head decoration.

Stonework to the Chancel arch is generally in a sound, satisfactory condition. There is a single structural crack evident to the walling fabric, noted in previous QI reports and is recorded as follows:

- a. A crack rises through the plasterwork from above the arch apex, open at 3/4mm maximum.

R2

It is recommended that the cracks are re-pointed, tightly packed in a lime:sand mortar. Regular visual checks then carried out for any movement.

17.3 NORTH AISLE

Wall finish is unplastered and of exposed rubble stonework with ribbon mortar pointing. There are four round-headed window openings and then the easternmost window is a more elaborate late Gothic design with ogee tracery above its two lights, in a 19C surround.

17.3.1 Generally walling is in a sound, satisfactory condition. Wholescale repointing has been carried out in an inappropriate cementitious mortar although unsightly it is yet to have a detrimental effect on the stonework.

There are areas of erosion and efflorescence most probably due to dampness existing within the wall, most pronounced at low level. There is nothing to warrant intervention yet but well worth checking over the quinquennium. This is particularly poor at the junction between aisle and accessible WC/vestry.

M

Carefully brush off efflorescence as part of on-going church maintenance.

17.4 SOUTH AISLE

Wall finish is unplastered and of exposed rubble stonework with ribbon mortar pointing. There are five arch-headed window openings each with two-light windows with reticulated tracery in their heads, round-headed door opening to the West, all masonry rebuilt in 19C.

17.4.1 Generally walling is in a sound, satisfactory condition. Wholescale repointing has been carried out in an inappropriate cementitious mortar worsening condition than the north aisle where large pockets of walling are beginning to erode due to persistent water penetration through the fabric resulting in sections of the hard pointing standing proud and/or falling off. Particularly evident at the west end of the aisle.

R3

It is recommended to carefully remove the cementitious mortar and repoint in a soft lime-based mortar to the worst affected areas only.

- 17.4.2 At the east end there is an arched opening into the organ chamber. Here the stonework is eroding, efflorescence is evident and the hard pointing is deteriorating standing proud from the stone behind. This is all systematic from defects externally relating to the water tabling (described in item 6.3.2) and walling (described in 7.3.7).

R2

It is recommended to carry out masonry repairs, including repointing in a lime-based mortar following correction of external masonry defects.

17.5 ENTRANCE PORCH

Wall finish is unplastered and of exposed rubble stonework with ribbon mortar pointing. Internal doorway elevation plastered over with cement mortar as per the internal elevation to the outer doorway.

- 17.5.1 Generally walling is in a sound, satisfactory condition.

17.6 ORGAN CHAMBER

What can be seen of the wall finish is of unpainted cement render, most of which is deteriorating and falling away from the stone masonry.

- 17.6.1 The internal finishes to the Organ Chamber are in an increasingly poor condition following noting of defects in previous QIR's.

Alongside the condition of the internal walling finish the deteriorating and crumbling render is falling into the organ causing a negative effect on the performance of the instrument.

Refer to item 20. Organs and other Musical Instruments.

R2

It is recommended that the internal faces of the Organ Chamber are stripped of the cement render in its entirety. Consideration to be given to the application of a new lime-based render.

The Organ Chamber is a small, cramped space and a careful balance in approach to these repair works is needed to ensure the longevity and integrity of what is an important historic instrument. Liaison with the Church's preferred Organ Tuner and the DAC's Organ Advisor is essential.

17.7 CHANCEL

Wall finish is unplastered and of exposed rubble stonework with ribbon mortar pointing, dominated mostly by the existing architectural features existing in this space.

A blind arcading makes up most of the North elevation and two pairs of lancet windows in the South wall. The blind arcading incorporates a single pair of lancet windows at the East end of the North wall mirroring those on the opposite side. At the West end of each side elevation there is an archway. The East wall has an elaborate triple-lancet arrangement with internal arcading supported on nookshafts like that down the side walls.

17.7.1 Generally walling is in a sound, satisfactory condition.

There are areas of erosion and efflorescence most probably due to dampness existing within the wall, most pronounced at low level. There is nothing to warrant intervention yet but well worth checking over the quinquennium.

M

Carefully brush off efflorescence as part of on-going church maintenance.

17.8 VESTRY

Wall finish is of painted plaster. The North wall has two small two-light windows with ogee heads. The East wall has much larger two-light window with cusped heads.

17.8.1 Wall plaster patch repaired, and Vestry repainted as part of the reordering works carried out in this area in 2011.

As such the internal finishes to the vestry continue to be found in a sound, good condition.

18. FIXTURES, FITTINGS, FURNITURE AND MOVABLE ARTICLES

18.1 There are several items of fittings and furniture of note existing within the Church.

Wooden Choir Stalls of 1893, by W S Hicks (?).

Choir stalls in good condition.

The Altar Table is richly carved in a Jacobean style, provenance unknown. Its design influenced by the spiral columns of the Nave North Arcade.

Altar table in good condition.

The lecturn, in the form of a carved wooden angel is c.1871; the octagonal pulpit also appears to be of late 19C date.

Lecturn and pulpit both in good condition.

The wooden pews in the Nave also appear to date from the 19C.

Church pews all generally 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.

The font stands beneath the Tower and is a plain circular bowl, of certain age, on a 19C stem, base and step. The interior is lead lined and has a modern timber cover.

Font and cover all in a good condition.

19. TOILETS, KITCHENS, VESTRIES ETC.

19.1 TOILETS

Following the reordering of the Vestry in late Summer/early Autumn 2011 an Accessible WC and baby changing facilities, together with high level storage space is now provided within the church.

19.1.1 This facility continues to be maintained in good condition.

19.2 SERVERY

An open Servery area is located to the West end of the North Aisle of the Church constructed by the PCC in early Summer 2012.

19.2.1 The installation has been completed to an excellent standard and is sympathetic to the interior character of the Church.

This facility continues to be maintained in good condition.

19.3 VESTRY

Refer to Quinquennial Inspection Report items: 13.7, 16.7 & 17.7.

19.4 BOILER HOUSE

Located immediately beneath the Vestry and accessed externally via a single flight of sandstone steps, enclosed by a galvanised steel grille arrangement.

19.4.1 The stone access steps can be incredibly slippery.

R1	It is recommended that a metal handrail is provided to aid access and safety.
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R4	19.4.2 It is desirable that the galvanised steel grille cover is suitably protected by painting using black Hammerite (or similar equally approved).
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19.4.3 A new gas-fired condensing boiler – Ideal Evomax 2 80 has been installed in 2024.

Refer to item 23.1 Heating Installation.

19.4.4 The boiler house floor is solid concrete with integrated sump pump that also collects the discharge from condensing boiler. Floor construction is in a sound condition, although showing slight dampness in areas.

Ceiling construction is of concrete construction with a flat soffit and is generally in a sound, satisfactory condition.

20. ORGANS AND OTHER MUSICAL INSTRUMENTS

20.1 The Church organ is located within the Organ Chamber immediately to the South of the Chancel and is tightly boxed in within this space. Built originally in 1905 by Harrison & Harrison it has an organ listing of grade II.

The organ is tuned periodically by Brian Brighton, Organ Builder.

The oak casework is in good order, as are most of the front pipes. There is slight damage to the largest basses which in future repairs should be made good. Of worse condition is the open metal flue pipes that due to prolonged applied cone tuning have been left in a distressed state. In addition, the keyboard is worn and loose and in need of overhauling. The pedalboard has been roughly refaced and requires reworking and appropriately refaced. The manual and drawstop actions require overhauling, exhibiting signs of wear through use. The second-hand organ blower is deemed inadequate for the organ and should be replaced as part of any future overhauling and restoration works.

The structure of the organ is in a sound condition although a little damage by woodworm is evident. Treatment against further woodworm damage is recommended in any future repairs.

The condition of the building fabric is in a deteriorating state and as such the instrument currently sits within a damp environment. In addition, the crumbing nature of the stone walling is depositing much stone dust within the instrument itself. This has a negative effect on the performance of the instrument.

R2

It is recommended that repair proposals for the instrument are sought and should be considered alongside the building fabric repair of Organ Chamber.

It may be of benefit to also line the internal space of the Organ Chamber and hence provide additional protection to the instrument. Care must be taken in the design of this lining as two 16ft Pedal stops need to be attached to the walls and the lining may also have a detrimental effect upon the sound of the Organ. Early consultation with the DAC Organ advisor is recommended.

21. MONUMENTS, TOMBS, PLAQUES, ETC.

21.1 There are several monuments of note existing within the Church.

21.1.1 Cross Slab Grave Covers

A series of medieval Cross Slab Grave Covers exist positioned on the Tower floor and at the West end of the South Aisle. The earliest is a small slab with one of the best examples of 'Early Geometric' decoration in the County, probably dating from the early 12C.

All appear in a sound, stable condition.

21.1.2 Marble Grave Cover

Situated at the East end of the South aisle is a large Frostily marble grave slab that simply bears the following inscription:

+ NOMEN ABENS CRISTI TUMULO TUMULATUR IN ISTO
+ QUI TUMLUM CERNIT COMMENDET CUM PRECE CRISTO

*[One having the name of Christ is buried here | Let him who beholds this
grave commend him with a prayer to Christ]*

This is thought to commemorate a Christian recorded as holding lands in South Sherburn in the 12C, and who was one of Bishop Hugh le Puiset's masons and could therefore be responsible for the North arcade around 1180.

Marble grave cover appears to be in a sound, stable condition.

21.1.3 **Stone Effigy**

Situated at the East end of the North Aisle is a large stone effigy of a cross-legged knight with a square helmet. The heraldry of the shield indicates this to represent one of the Fitz Marmadukes, lords of Horden. Dating attributed to c.1820.

Stone effigy appears to be in a sound, stable condition – albeit eroded.

21.1.4 **Ledger Stones**

Two ledger stones exist within the Sanctuary floor, partially obscured by the reredos and altar, both dating from the 19C.

In the floor of the westernmost bay is a slab with a foliate cross dedicating the chequerboard black-and-white marble of the Chancel pavement to the memory of Isabella Baker of Elemore Hall (d.1897).

In the centre of the five sections of the stepped Chancel floor are three stones; Thomas Hall of Elemore Hall (d.1680), George Baker of Elemore Hall (d.1774) and Ralph Shipperdson (d.1719).

Ledger stones generally all in a stable, sound condition.

21.1.5 **Wall Tablets**

In the Chancel there exists several wall tablets that date from the 19C and 20C. On its South wall a gothic-arched top tablet to John Pemberton of Sherburn Hall (d.1845) and on its North wall a memorial to the Rev. W S Guest Williams (d.1907) decorated with a foliate cross, chalice, wafer and the Sacred Monogram.

In the North Aisle are tablets to the Baker family of Elemore and one by R Beall of very similar design to his Guest Williams monument in the Chancel, to James Bannby of Hatfield Hall, vicar of Pittington (d.1897). There exists also a marble tablet to Mary Ann Westropp, a local servant who was cruelly murdered by a fellow servant in 1830.

Wall tablets generally all in a stable, sound condition.

21.1.6 **Sundials**

On the South Entrance Porch exist what was a fine sundial now heavily eroded. Its copper gnomon remains.

On the South Aisle above the projecting buttress between the fourth and fifth bays is an ancient mass dial with a socket for the gnomon and the hours scratched in.

Both sundials are currently in a poor deteriorating condition.

21.1.7 Wall Paintings

Amongst the most important historical survivals in the Church are the 12C wall paintings in the reveals of the westernmost former window above the North arcade in the Nave. The paintings depict on one jamb the Consecration of St. Cuthbert by Archbishop Theodore and on the other St. Cuthbert's Vision at the table of the Abbess of Whitby. Ms Eve Baker carefully conserved the wall paintings in the late 1960's.

The iconography of these wall paintings remains clear and of considerable quality. They are in a sound, good condition.

The stone and glazing repairs to the nave west clerestorey window have helped prevent water ingress near the wall paintings. This is an excellent and encouraging repair project.

The importance of these 12C survivals is not to be undervalued.

R3

It is recommended to commission a condition report which highlights repair and maintenance needs by an ICON accredited wall paintings conservator.

22. SERVICE INSTALLATIONS GENERALLY

- 22.1 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.

23. HEATING INSTALLATION

- 23.1 A new gas pipe and supply was laid to the land immediately North of the Church together with a new gas-fired condensing boiler installed within the Boiler House in 1997-1998, a replacement boiler was installed in 2013. This boiler has now been superseded with the introduction of a new gas-fired condensing boiler in 2024 – an Ideal Evomax 2 80.

The heating installation at the Church consists of and distributed by a series of wall mounted fan convactor units, fed by hot water pipework and located in the North Aisle, South Aisle, Chancel and Vestry.

- 23.1.1 The heating installation is checked and tested on an annual basis. It is currently in a satisfactory condition, albeit a single convactor unit has been condemned.

M

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

- 23.1.2 The issue of climate change and global warming is very much on the world agenda. At the Church of England's General Synod in Feb 2020 new targets were set for all parts of the church to become carbon 'net zero' by 2030.

R1

It would be recommended that a feasibility report is commissioned for a new heating installation at the church by an independent M&E consultant.

24. ELECTRICAL INSTALLATION

- 24.1 The existing electrical metering and distribution equipment is mounted in a cupboard on the West wall of the North Aisle with cabling of the FP200 type material (possibly otherwise MICC with an outer PVC sheath).

The installation was completely rewired in 1996.

- 24.1.1 The last full electrical inspection and test was carried out in October 2025 by GES (General Electrical Services) of Houghton le Spring. The installation was found to be in a satisfactory condition.

M

It is recommended to continue to carry out the five yearly test/inspection of the electrical installation by an 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.

- 24.1.2 PAT testing was carried out in January 2025 by S H Electrical.

25. SOUND SYSTEM

- 25.1 The Church operates a sound reinforcement system that includes an induction loop for hearing aid users. The operation of the system is checked on a quarterly basis and as such is in good working order.

26. LIGHTNING CONDUCTOR

- 26.1 A new lightning protection system has been fitted to the Church Tower in 2012. This installation replaces on a like-for-like basis that which existed prior to major structural repairs to the Tower in the early 1980's.

The installation consists of an internal coronal band to the upper parapet with strike points at each corner. Connected to this are two down conductors (PVC covered aluminium – colour buff sandstone) to the North East and South West corners of the Tower that include dedicated earth reference locations.

The installation also included incorporating the lightning protection system into the church electrical system.

- 26.1.1 The installation was last tested in 2022 by Harrison Lightning Protection & Earthing and passed in respect of BS EN 62305.

RO

Carry out testing of the lightning protection installation.

It is recommended to carry out testing of church lightning protection installations every 2 and a half years.

27. FIRE PRECAUTIONS

- 27.1 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 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. A service of portable extinguishers report should be kept with this report.

28. ACCESSIBLE PROVISION AND ACCESS

- 28.1 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.

Access for those in a wheelchair throughout the Church is straightforward once navigated the Entrance Porch. Here a step down into the Nave is required. A ramped access is provided at the East end of the North Aisle to reach the newly formed Accessible WC. A step down into the reordered Vestry is still required.

A single step upwards at the Chancel screen is required to enter the Chancel itself and the High Altar at the far East end is virtually inaccessible due to the number of steps.

A step up is required to access the ground floor of the Tower and font.

The church makes use of a temporary aluminium 'folding' ramp at the point of entry through the Entrance Porch to aid access into the Church.

R1

Any access audit reports previously carried out would benefit from revisiting to assess current needs and facilities provided are compatible with current guidance of The Equality Act 2010.

29. INSURANCE

- 29.1 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.

30. HEALTH AND SAFETY

- 30.1 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.

31. MANAGEMENT OF ASBESTOS IN THE BUILDING

- 31.1 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.

32. PROTECTED WILDLIFE

- 32.1 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 high to 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.

33. MAINTENANCE

- 33.1 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**34. CHURCHYARD**

- 34.1 *A large extensive churchyard which has the Church standing within as its focal point. The area immediately around the Church represents an ancient burial ground that will date back at least as far as the earliest parts of the building. The extent of the Churchyard has clear signs of extension to its East and South.*

The churchyard is closed for burials and generally maintained by Durham County Council. A landscaping scheme for the Churchyard was implemented in the early 1970's and its appearance are thought to have changed little since then.

- 34.1.1 The churchyard is generally kept in a sound, good condition.

35. RUINS

- 35.1 There are no known ruins existing within the Churchyard.

36. MONUMENTS, TOMBS AND VAULTS

- 36.1 There exists a varied and considerable collection of headstones within the Churchyard.

- 36.1.1 Two early exemplars worth noting are a 1766 headstone to Henry Scorer, on the South side of the path midway between churchyard gate and the Church together with another headstone c.1820 to John Fenwick and family, on the North side of the path 18 metres West of the Church. Both headstones are grade II listed.

Further South and set against the West boundary are a substantial railed enclosure that contains several graves of the Baker family.

The last date is not known where a condition inspection and testing of the headstones and memorials was carried out by the Local Authority. A maintenance plan covering the churchyard headstones would be a valuable tool in maintaining these important historic monuments in a good condition.

R1

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

R4

- 36.1.2 It is desirable that a churchyard plan is commissioned to record and ascertain all existing churchyard monuments and tombs.

- 36.1.3 The Commonwealth War Graves Commission confirms that there are 8 recorded casualties buried within the churchyard, 3 no. from WWI and 5 no. from WWII. A record of the casualties can be found here:

www.cwgc.org/visit-us/find-cemeteries-memorials/cemetery-details/2000495/pittington-burial-ground-or-hallgarth-cemetery/

36.1.4 The Hallgarth War Memorial stands to the south of the church. It takes the form of a tall stone Calvary. The hooded cross head rises from a heavily moulded collar on the tapering shaft. The shaft stands on a pedestal with a two-stage base, which stands on an octagonal step.

It is a First World War memorial dating from 1920 with later additions for the Second World War. It is grade II Listed (2016).

The war memorial is in a sound, good condition. Albeit the plinth and base moulded collar is covered in a green algae 'bloom' and lichen.

37. BOUNDARY WALLS, LYCHGATES AND FENCING

37.1 The main entrance has black painted wrought iron gates set on stone piers all date from 19C, perhaps part of Bonomi's work in 1846. The piers are of ashlar stonework, tall square chamfered with cornices and flat tops. The gates have spiked dog-bars and heads with bud finials on the principal bars. Gates and piers are grade II listed.

37.1.1 The north gate pier appears to have moved causing separation and cracking to the walling immediately adjacent. Pointing repairs of large former cracks are evident. The south gate pier has fractured stone where iron brackets have been inserted and there is the occasional open joint. There is considerable ivy growth to the south wall which is encroaching onto the south gate pier. Slight loss of stone face across all three piers. Surface damage and algae bloom exist to the iron gates.

R4

It is desirable to commission measured drawings of the gate piers and iron gates as record drawings of their design and construction.

M

37.1.2 PCC to inform Durham County Council of any change and/or deterioration in the condition of the gate piers and gates.

37.1.3 There exists a substantial stone boundary wall to the western and western end of the north and south boundaries. This masonry is credited to being the walling of the original Churchyard.

Moving eastwards the boundary on both the North and South edges remain of masonry construction but from a Victorian period and representing the further extension of the Churchyard.

37.1.4 In one location close to the western boundary wall a large tree has fallen towards the churchyard and is resting against the north boundary wall, overhanging at approximately 60 degrees. Notwithstanding the damage to the wall there is concern over the ongoing stability of the tree and the risk of its full collapse into the churchyard.

R1

It is recommended to assess the tree by a suitably qualified arborist.

Agreement will need to be made between Durham County Council and the adjacent landowner if it is deemed the tree is unsafe regarding its safe removal.

R0 37.1.5 PCC to inform Durham County Council regarding the tree and its condition.

R3 37.1.6 The boundary wall requires further examination and ultimately consolidation and rebuilding of stonework, bedded in a soft lime:sand mortar.

37.1.7 Moving East there are several sections where the churchyard wall is deteriorating, either missing stonework or loose coping stones.

R3 The boundary wall requires further examination and ultimately consolidation and rebuilding of stonework, bedded in a soft lime:sand mortar.

37.1.8 The North boundary wall then changes in character to that of 19C or even early 20C in date. The quality of workmanship to this walling is much inferior, a run of triangular coping stones marking poor quality stone masonry beneath.

Unfortunately, the quality of workmanship represents its current condition. Attention is required to consolidate the structural integrity of parts of this wall where there are either voids, dislodged stonework, missing coping stones or open joints.

R3 It is recommended that areas identified to be at most vulnerable to collapse be consolidated with matching stonework and bedded/pointed in a soft lime:sand mortar.

37.1.9 Further East again this boundary is replaced by a simple timber fence continuing around the East churchyard boundary. The first section of boundary walling along the East end of the South boundary is of metal railings continuing Westwards until giving way to a stone boundary similar in character to that of the Victorian masonry found on the North boundary.

R3 37.1.10 The church boundary walls could benefit from a detailed condition appraisal and repair strategy over the forthcoming quinquennial period.

38. TREES AND SHRUBS

38.1 There is a substantial number of mature trees within the Churchyard. By virtue of the church grounds designation within a Conservation Area these trees will be all under Tree Preservation Order's. Should the PCC wish to undertake any works to any of the trees then permission is required from Durham County Council.

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

R1 It is recommended that enquiries are made with Durham County Council regarding the last condition assessment of the churchyard trees.

38.1.2 Large sections of the boundary wall are enveloped by ivy growth.

R1 It is recommended to cut back ivy growth and expose boundary walls.

39. HARDSTANDING AREAS

- 39.1 There is a single loose gravel path linking the main entrance to the Churchyard with the South Entrance Porch.

This path is maintained in a sound, satisfactory condition.

40. NOTICEBOARD

- 40.1 A single noticeboard exists to the west boundary sited to the north side of the entrance piers and gate. Made from vinyl coated aluminium sheet it describes the days and times for Sunday worship and when the church is open alongside contact details (telephone and website).

It all appears in a sound, good condition.

RECOMMENDATIONS

R0 Urgent works requiring immediate attention.

QI Ref.	Recommendations	Budget Cost (£)
26.1.1	<i>Lightning Conductor</i>	
	Carry out testing of the lightning protection installation.	00,750.00
37.1.5	<i>Boundary Walls - North</i>	
	PCC to inform Durham County Council regarding the tree and its condition.	n/a

R1

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

QI Ref.	Recommendation	Budget Cost (£)
3.2.1	<i>Roof Covering – Nave</i>	
3.3.1	<i>Roof Covering – North + South Aisles</i>	
	It is recommended that the moss build-up is carefully removed by an experienced maintenance contractor. Removal works to be carried out by hand and no pressure washing to be allowed.	03,500.00
3.4.1	<i>Roof Covering – Entrance Porch</i>	
	Carry out minor repairs in conjunction with 3.2.1 and 3.3.1.	Incl. item 3.2.1 + 3.3.1
3.6.1	<i>Roof Covering - Chancel</i>	
	It is recommended that the moss build-up is carefully removed by an experienced maintenance contractor. Removal works to be carried out by hand and no pressure washing to be allowed.	Incl. item 3.2.1 + 3.3.1
6.3.1	<i>Water Tabling – North + South Aisles</i>	
	Carefully remove moss in conjunction with 3.3.1.	Incl. item 3.3.1
6.3.2	<i>Water Tabling – North + South Aisles</i>	
	It is recommended to carry out resetting of the water tabling to the south aisle, east end. Possibly introducing replacement stone water tabling and consolidation of the upper section of the masonry wall head.	05,000.00
7.1.1	<i>Walling – Tower</i>	
7.2.1	<i>Walling – Nave</i>	
7.3.1	<i>Walling – North + South Aisles</i>	
7.4.3	<i>Walling – Entrance Porch</i>	
7.5.2	<i>Walling – Organ Chamber</i>	
7.6.1	<i>Walling - Chancel</i>	
	It is recommended to prepare a walling masonry repair schedule of work and specification incorporating marked up photographs highlighting work scope.	04,500.00
7.1.8	<i>Walling – Tower (East Elevation)</i>	
	Check north side louvre opening and bird proof any openings found.	01,000.00
7.3.8	<i>Walling – North + South Aisle (East Elevation)</i>	
	Carry out masonry repairs incorporating lime mortar repointing and stone replacement in matching buff sandstone to halt any deterioration further.	01,500.00

QI Ref.	Recommendation	Budget Cost (£)
10.1.1	<i>Tower</i>	
	It is recommended to commission a feasibility study for improved tower access from the cock chamber, installation of ladder access with fall protection system incorporated.	02,500.00
19.4.1	<i>Boiler House</i>	
	It is recommended that a metal handrail is provided to aid access and safety.	01,500.00
23.1.2	<i>Heating Installation</i>	
	It would be recommended that a feasibility report is commissioned for a new heating installation at the church by an independent M&E consultant.	03,000.00
28.1.1	<i>Accessible Provision and Access</i>	
	Any access audit reports previously carried out would benefit from revisiting to assess current needs and facilities provided are compatible with current guidance of The Equality Act 2010.	00,750.00
36.1.1	<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.	n/a
37.1.4	<i>Boundary Walls – North</i>	
	It is recommended to assess the tree by a suitably qualified arborist.	00,500.00
38.1.1	<i>Trees and Shrubs</i>	
	It is recommended that enquiries are made with Durham County Council regarding the last condition assessment of the churchyard trees.	n/a
38.1.2	<i>Trees and Shrubs</i>	
	It is recommended to cut back ivy growth and expose boundary walls.	01,000.00

R2

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

QI Ref.	Recommendations	Budget Cost (£)
3.2.2	<i>Roof Coverings – Nave</i>	
3.3.2	<i>Roof Coverings – North + South Aisles</i>	
3.6.2	<i>Roof Coverings – Chancel</i>	
	Following moss removal, carry out inspection of roof covering via a MEWP.	02,500.00
3.2.3	<i>Roof Coverings – Nave</i>	
	Assess adequacy of junction flashings, carry out remedial repairs as required.	Incl. item 3.2.2
4.1.1	<i>Rainwater Goods – Tower</i>	
	It is recommended that the rainwater goods are refurbished and new rectangular hopper installed. Downpipe to be cleaned, re-painting and joints re-sealed. Colour, buff stone to match existing.	07,500.00
4.2.1	<i>Rainwater Goods – Nave</i>	
4.3.1	<i>Rainwater Goods – North + South Aisles</i>	
	It is recommended that the rainwater goods are refurbished. Gutters and downpipes to be cleaned down, re-painting and joints re-sealed. Colour in a buff stone to match existing.	20,000.00
4.5.1	<i>Rainwater Goods – Organ Chamber</i>	
	Carry out gutter/downpipe adaptations to improve surface water discharge across the organ chamber roof.	04,000.00
4.6.1	<i>Rainwater Goods – Chancel + Vestry</i>	
	Carry out gutter/downpipe adaptations to improve surface water discharge across the vestry roof.	04,000.00
6.2.1	<i>Parapets/Upstand Walls - Nave</i>	
	It is recommended to carry out inspection of water tabling/apex cross from a mobile elevated working platform in conjunction with 3.2.2.	Incl. item 3.2.2
6.6.1	<i>Parapets/Upstand Walls – Chancel + Vestry</i>	
	It is recommended to carry out inspection of water tabling/apex cross from a mobile elevated working platform in conjunction with 3.6.2.	Incl. item 3.6.2
7.2.2	<i>Walling – Nave (N Elevation)</i>	
7.2.4	<i>Walling – Nave (S Elevation)</i>	
	Carry out masonry repairs incorporating lime mortar repointing and stone replacement in matching buff sandstone to halt deterioration.	15,000.00
8.1.1	<i>Doors – South Entrance Door</i>	
	It is recommended that the timber entrance door is treated with a microporous timber preservative and that the ironwork is carefully prepared and repainted using black hammerite.	00,500.00

QI Ref.	Recommendations	Budget Cost (£)
8.2.1	<i>Doors – North Vestry Door</i>	
8.3.1	<i>Doors – North Boiler House Door</i>	
	It is recommended that the ironwork is carefully prepared and repainted using black hammerite (or similar equally approved).	00,500.00
9.2.2	<i>Windows – Nave</i>	
	It is recommended that these windows are carefully examined, and repairs carried out by a specialist in ecclesiastical glass.	15,000.00
9.5.1	<i>Windows – Organ Chamber</i>	
	It is recommended that these windows are carefully examined, and repairs carried out by a specialist in ecclesiastical glass (when repairs are assessed to the walling fabric of the Organ Chamber).	03,000.00
10.1.2	<i>Tower – Bell Frame</i>	
	Obtain initial advice and initiate regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.	01,000.00
10.1.3	<i>Tower – Bell Frame</i>	
	Obtain advice and carry out any necessary treatment repairs to the bell frame metalwork.	01,000.00
10.1.4	<i>Tower- Spiral Staircase</i>	
	Carry out masonry repairs to interior of tower spiral staircase.	01,500.00
11.1.1	<i>Clocks and their Enclosures</i>	
	It is recommended that advice is obtained from a horologist and repairs implemented based on any condition report.	00,750.00
13.1.1	<i>Roof Structure – Tower (Belfry)</i>	
	It is recommended that an inspection of the belfry roof structure is completed.	03,000.00
13.1.3	<i>Roof Structure – Tower (Ground Floor Stage)</i>	
	Obtain initial advice and initiate regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot	Incl. item 13.1.1
13.3.1	<i>Roof Structure – North Aisle</i>	
	It is advised that outline advice is obtained from a specialist in timber decay and assessment to comment and advise on the above.	01,500.00
16.1.1	<i>Floor Structures – Tower (Belfry)</i>	
	Consider replacement of access deck in full with new rotproof boarding	02,500.00

QI Ref.	Recommendations	Budget Cost (£)
16.1.3	<i>Floor Structures – Tower (Ground Floor Stage)</i>	
	It is recommended that the floor condition is assessed in detail and appropriate repairs carried out.	03,000.00
16.2.1	<i>Floor Structures - Nave</i>	
16.3.1	<i>Floor Structures – North Aisle</i>	
16.4.1	<i>Floor Structures – South Aisle</i>	
	It is recommended that the woodblock floor is refurbished and a protective layer of polyurethane oil applied by an experienced flooring contractor.	08,000.00
17.1.1	<i>Internal Finishes – Tower (Belfry)</i>	
17.1.2	<i>Internal Finishes – Tower (Clock Chamber)</i>	
17.1.4	<i>Internal Finishes – Tower (Ground Floor Stage)</i>	
	It is recommended that the cracks are re-pointed, tightly packed in a lime:sand mortar. Regular visual checks then carried out for any movement.	10,000.00
17.2.2	<i>Internal Finishes – Nave (Arcading)</i>	
17.2.4	<i>Internal Finishes – Nave (Chancel Arch)</i>	
	It is recommended that the cracks are re-pointed, tightly packed in a lime:sand mortar. Regular visual checks then carried out for any movement.	10,000.00
17.4.2	<i>Internal Finishes – South Aisle (E Elevation)</i>	
	It is recommended to carry out masonry repairs, including repointing in a lime-based mortar following correction of external masonry defects.	05,000.00
17.6.1	<i>Internal Finishes – Organ Chamber</i>	
	It is recommended that the internal faces of the Organ Chamber are stripped of the cement render in its entirety. Consideration to be given to the application of a new lime-based render.	07,500.00
20.1	<i>Organs and Other Musical Instruments</i>	
	It is recommended that repair proposals for the instrument are sought and should be considered alongside the building fabric repair of Organ Chamber.	50,000.00

R3

Work recommended to be carried out within 5 years.

QI Ref.	Recommendations	Budget Cost (£)
6.1.1	<i>Parapets/Upstand Walls – Tower</i>	
	It is recommended that a steeplejack be employed to carry out testing of the pinnacles to assess their structural integrity.	00,500.00
6.4.1	<i>Parapets/Upstand Walls – Entrance Porch</i>	
	Carry out water tabling repairs to entrance porch.	03,000.00
7.1.2	<i>Walling – Tower (North Elevation)</i>	
7.1.4	<i>Walling – Tower (West Elevation)</i>	
7.1.6	<i>Walling – Tower (South Elevation)</i>	
	Carry out masonry repairs incorporating lime mortar repointing and stone replacement in matching buff sandstone to halt deterioration.	60,000.00
7.3.2	<i>Walling – North + South Aisles (N Elevation)</i>	
7.3.4	<i>Walling – North + South Aisles (W Elevation – NA)</i>	
7.3.6	<i>Walling – North + South Aisles (S Elevation)</i>	
7.3.10	<i>Walling – North + South Aisles (W Elevation – SA)</i>	
	Carry out masonry repairs incorporating lime mortar repointing and stone replacement in matching buff sandstone to halt deterioration.	20,000.00
7.4.4	<i>Walling – Entrance Porch</i>	
	Carry out masonry repairs incorporating lime mortar repointing and stone replacement in matching buff sandstone to halt deterioration.	02,500.00
7.5.3	<i>Walling – Organ Chamber</i>	
	Carry out masonry repairs incorporating lime mortar repointing and stone replacement in matching buff sandstone to halt deterioration.	05,000.00
7.6.2	<i>Walling – Chancel (E Elevation)</i>	
7.6.4	<i>Walling – Chancel (S Elevation)</i>	
7.6.6	<i>Walling – Chancel (N Elevation)</i>	
7.6.8	<i>Walling – Chancel (E Elevation – Vestry)</i>	
7.6.10	<i>Walling – Chancel (N Elevation – Vestry)</i>	
	Carry out masonry repairs incorporating lime mortar repointing and stone replacement in matching buff sandstone to halt deterioration.	50,000.00
9.7.1	<i>Windows</i>	
	It is recommended to commission a church windows condition report which highlights repair and maintenance needs by an ICON accredited stained and plain glass window conservator.	04,500.00
16.7.1	<i>Ground Floor Structure - Chancel</i>	
	It is recommended to obtain a condition report from a flooring specialist in precious stones highlighting repair and ongoing maintenance.	03,000.00

QI Ref.	Recommendations	Budget Cost (£)
17.4.1	<i>Internal Finishes – South Aisle</i>	
	It is recommended to carefully remove the cementitious mortar and repoint in a soft lime-based mortar to the worst affected areas only.	06,000.00
21.1.7	<i>12C Wall Paintings</i>	
	It is recommended to commission a condition report which highlights repair and maintenance needs by an ICON accredited wall paintings conservator.	01,500.00
37.1.6	<i>Boundary Walls – North (1)</i>	
	The boundary wall requires further examination and ultimately consolidation and rebuilding of stonework, bedded in a soft lime:sand mortar.	05,000.00
37.1.7	<i>Boundary Walls – North (2)</i>	
	The boundary wall requires further examination and ultimately consolidation and rebuilding of stonework, bedded in a soft lime:sand mortar.	10,000.00
37.1.8	<i>Boundary Walls – North (3)</i>	
	It is recommended that areas identified to be at most vulnerable to collapse be consolidated with matching stonework and bedded/pointed in a soft lime:sand mortar.	10,000.00
37.1.10	<i>Boundary Walls</i>	
	The church boundary walls could benefit from a detailed condition appraisal and repair strategy over the forthcoming quinquennial period.	03,000.00

R4

A desirable improvement with no timescale.

QI Ref.	Recommendations	Budget Cost (£)
5.1.2	<i>Below Ground Drainage</i>	
	It is desirable to install an inspection chamber at the head of the trench arch drain run to improve access in the event of issues with drainage operation.	03,500.00
17.1.3	<i>Internal Finishes – Tower (Ground Floor Stage)</i>	
	It would be desirable to carefully remove the cement-based plaster and apply a new lime-based plaster to ensure the continued compatibility and breathability of the walling fabric.	30,000.00
17.2.3	<i>Internal Finishes – Nave</i>	
	It is also worth considering the redecoration of the plastered arcade panels in a colour sympathetic to those used within the medieval wall paintings found within the former clerestorey window reveal to the North arcade.	07,500.00
19.4.2	<i>Boiler House</i>	
	It is desirable that the galvanised steel grille cover is suitably protected by painting using black Hammerite (or similar equally approved).	01,500.00
36.1.2	<i>Monuments, Tombs and Vaults</i>	
	It is desirable that a churchyard plan is commissioned to record and ascertain all existing churchyard monuments and tombs.	04,500.00
37.1.1	<i>Boundary Walls</i>	
	It is desirable to commission measured drawings of the gate piers and iron gates as record drawings of their design and construction.	02,000.00

This concludes the Quinquennial Inspection Report at
Church of St Laurence, Hallgarth, High Pittington, County Durham, DH6 1AB.

A handwritten signature in black ink, reading "M Atkinson". The signature is written in a cursive, slightly stylized font.

MICHAEL ATKINSON RIBA AABC

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