

# Michael Atkinson

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ARCHITECTURE & HERITAGE



## QUINQUENNIAL INSPECTION REPORT

**ST. MARY THE VIRGIN**  
CHURCH CHARE, WHICKHAM, GATESHEAD

prepared by

**Michael Atkinson Architecture + Heritage**

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

REVISION HISTORY

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### **RECOMMENDATIONS**

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:

|           |                                             |
|-----------|---------------------------------------------|
| <b>R0</b> | Urgent works requiring immediate attention. |
|-----------|---------------------------------------------|

|           |                                                               |
|-----------|---------------------------------------------------------------|
| <b>R1</b> | Work recommended to be carried out during the next 12 months. |
|-----------|---------------------------------------------------------------|

|           |                                                           |
|-----------|-----------------------------------------------------------|
| <b>R2</b> | Work recommended to be carried out within 18 – 24 months. |
|-----------|-----------------------------------------------------------|

|           |                                                    |
|-----------|----------------------------------------------------|
| <b>R3</b> | Work recommended to be carried out within 5 years. |
|-----------|----------------------------------------------------|

|           |                                            |
|-----------|--------------------------------------------|
| <b>R4</b> | A desirable improvement with no timescale. |
|-----------|--------------------------------------------|

|          |                               |
|----------|-------------------------------|
| <b>M</b> | Routine items of maintenance. |
|----------|-------------------------------|

### **APPENDICES**

- A** Energy Action Plan
- B** Maintenance Plan
- C** Listing Description
- D** Explanatory Notes

**A. THE INSPECTING ARCHITECT**

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**B. BACKGROUND AND GENERAL**

- B.1 Church: **St. Mary the Virgin**  
Church Chare  
Whickham  
Gateshead  
NE16 4SH

Archdeaconry : Sunderland  
Deanery : Gateshead  
Parish : Whickham

- B.2 The Parish Church of St. Mary the Virgin stands elevated, set back addressing Church Green and Front Street in the centre of the village of Whickham, Gateshead. The village is located 3.5 miles west of the town of Gateshead and 5 miles southwest of the city of Newcastle upon Tyne. The A1 is located 1 mile to the north. The church sits front and centre to a rectangular shaped historic churchyard. (fig.1.).

Services at the church include; Holy Communion, monthly every first Sunday at 8.00am; Parish Eucharist, every Sunday at 10.00am; Holy Eucharist, every Wednesday at 10.00am; Play and Praise, every Thursday at 10.00am and Prayer Space, monthly every first Saturday at 10.00am.

The current Parish Rector is the Fr James Scott.

- B.3 Ordnance Survey Map reference – NZ 20972 61358.

**GENERAL DESCRIPTION OF THE CHURCH**

- B.4 A parish church. C12 nave, C13 aisles, C14 porch and tower; porch sundial dated 1651; 1819 restoration by Dobson; 1860-62 restoration, and addition of second north aisle, vestry and organ chamber and new roof, by Salvin. The Church merits protection under heritage legislation and is Grade I Listed. NHLE reference number - 1185359 (1st February 1950).

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

## B.5 *External*

Coursed squared sandstone with ashlar dressings and plinth; roof of graduated Lakeland slate with stone gable copings; stone slate roof to porch. West tower with north stair turret; aisled nave with south porch and second north aisle; 2 north aisles to chancel. Low diagonal and south buttresses to tower with plate-traceried 3-light west window; upper stages have lancet windows beneath paired shouldered bell openings and battlemented parapet; clock dial on south. Plate tracery also to west windows of aisles and to 2-light pointed windows of first and third bays of south aisle; bar tracery to 4-light window in fourth bay and 3-light in east end of aisle with buttress between 3rd and 4th bays and diagonal buttresses. 2nd north aisle has plate tracery to 2-light pointed windows under 4 gables separated by large gargoyles. 4-bay chancel has priests' door under round drip-mould in third bay; round-headed windows under corbel table in first, second and fourth, and 3-light arcaded east window, with clasping buttresses and one low east buttress.

## B.6 *Interior*

Slight chamfers to round-arched 4-bay nave arcades with simple leaf capitals; original south arcade has guttae to capitals. Slight chamfer also to rebuilt round chancel arch on scalloped-capitalled half columns. Walling generally painted plaster and exposed timber roof structure.

## B.7 *Fittings, Fixtures and Furniture*

Elaborate reredos, gabled arcade framing central sculpture of the Holy Family, flanked by angels. Known to be by 'Westmacott' who carved the reredos sculptures in Newcastle Cathedral. C12/13 Frosterley marble circular font. One truss of c.1500 bell frame survives, set against east wall of the belfry; oldest bell 1775. Otherwise mostly late C19 and C20. Two C13 carved cross slabs wall mounted in the S porch.

Stained glass of 1862, two windows by H M Barnett and one by Wailes. Outer N aisle, second from the west is a late Morris & Co. (1936), two others by Brian Addison, E window (Lady Chapel) by Cate Watkinson (2009). Inner N aisle, west by Cate Watkinson (2018). Several C18 tablets, including three by Jopling of Gateshead to Anne Williamson (d.1782), Jacob Clavering (d.1792) and John Carr (d.1817).

## B.8 *Churchyard*

The church stands elevated and to the fore, addressing Church Green and Front Street to the south within a rectangular shaped churchyard which then stretches out to the north. An extension to the church grounds exists beyond the historic churchyard core, expanding into large, squared church grounds. The churchyard is open, mainly grassed areas under mature tree cover. A network of stone paths leads from the south to north via the west end of the church.

There are numerous burials with table tombs and headstones scattered across the churchyard. To the north side of the church, approx. 13 metres to the west side of the path are located the tombs to Henry Clasper, oarsman and boat builder of Derwenthaugh (1355139) and the tomb to Jane Clasper, mother of Henry (1025136). Each memorial is individually listed at grade II.

- B.10 The Church is not scheduled as an ancient monument however due to its associated history and heritage is deemed of archaeological importance. Any proposed repair, conservation and/or construction work to the existing Church fabric will require careful Archaeological monitoring.
- B.11 The Church forms part of the Whickham Conservation Area, designated by the local authority in July 1974 with boundary amendments following in February 1998. The conservation area protects the unique character of the village's historic core, which grew from agriculture and medieval coal mining into an C18 residential area. The Church of St. Mary the Virgin sits centrally as a key building within the conservation area. By virtue of their location within a conservation area the trees existing within the curtilage of the church and church grounds will be afforded protection.

- B.12 Date of Inspection:

The church was visited and inspected on Tuesday 3rd and Wednesday 18th March 2026.

Weather: Dry, cool and clear skies.

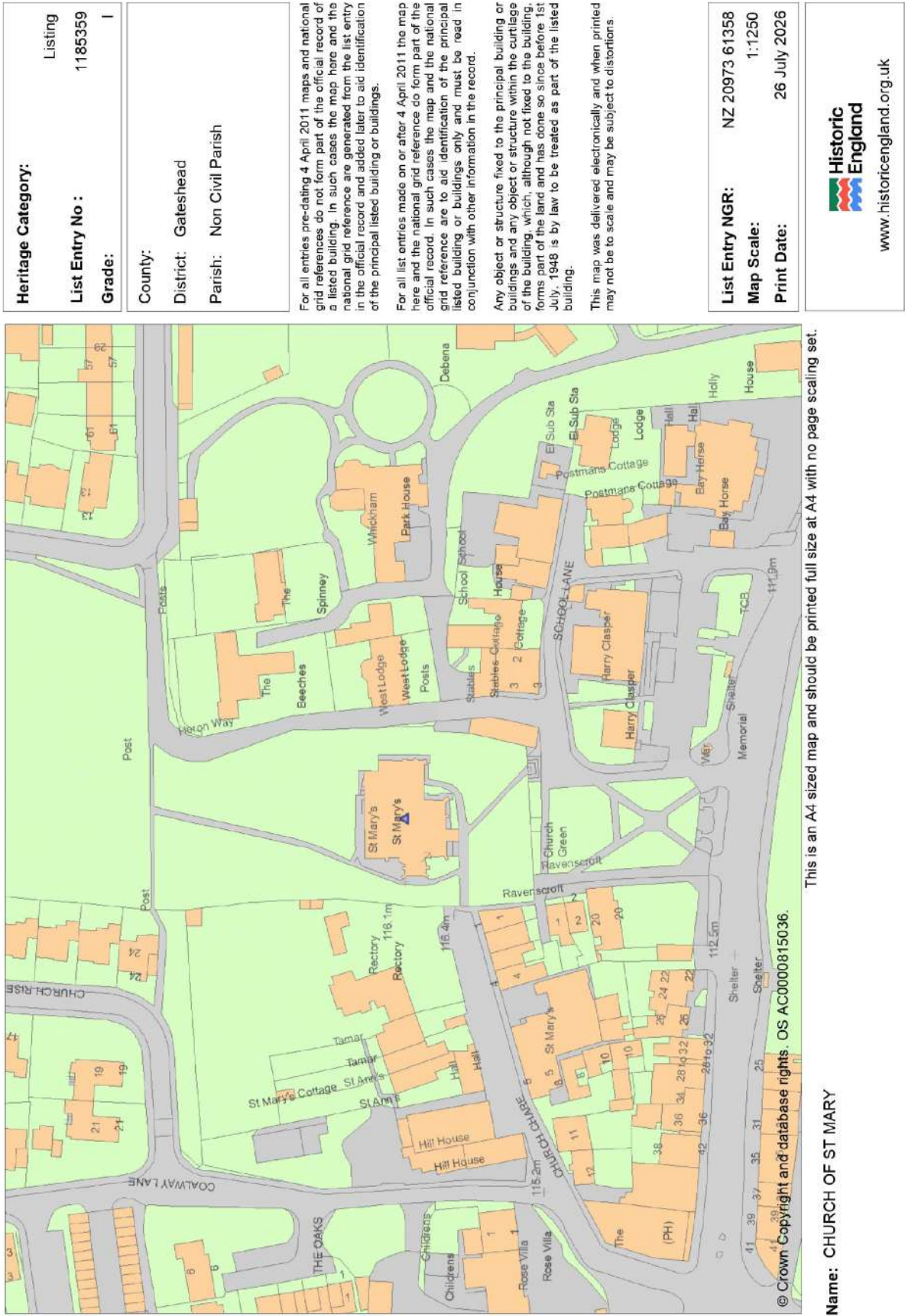


Fig. 1 | Church Location Plan (not to scale)

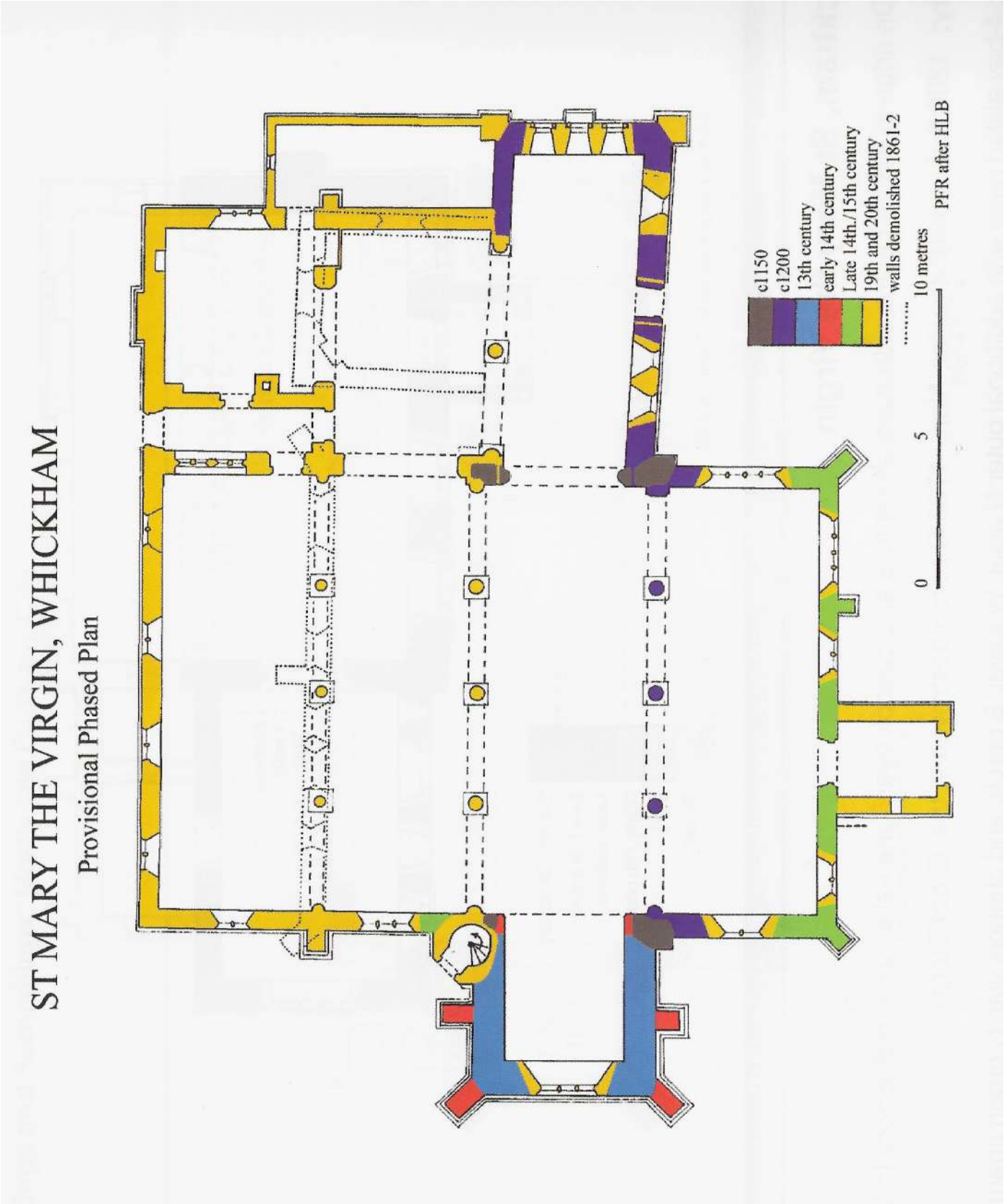


Fig. 2 | Church Plan Layout





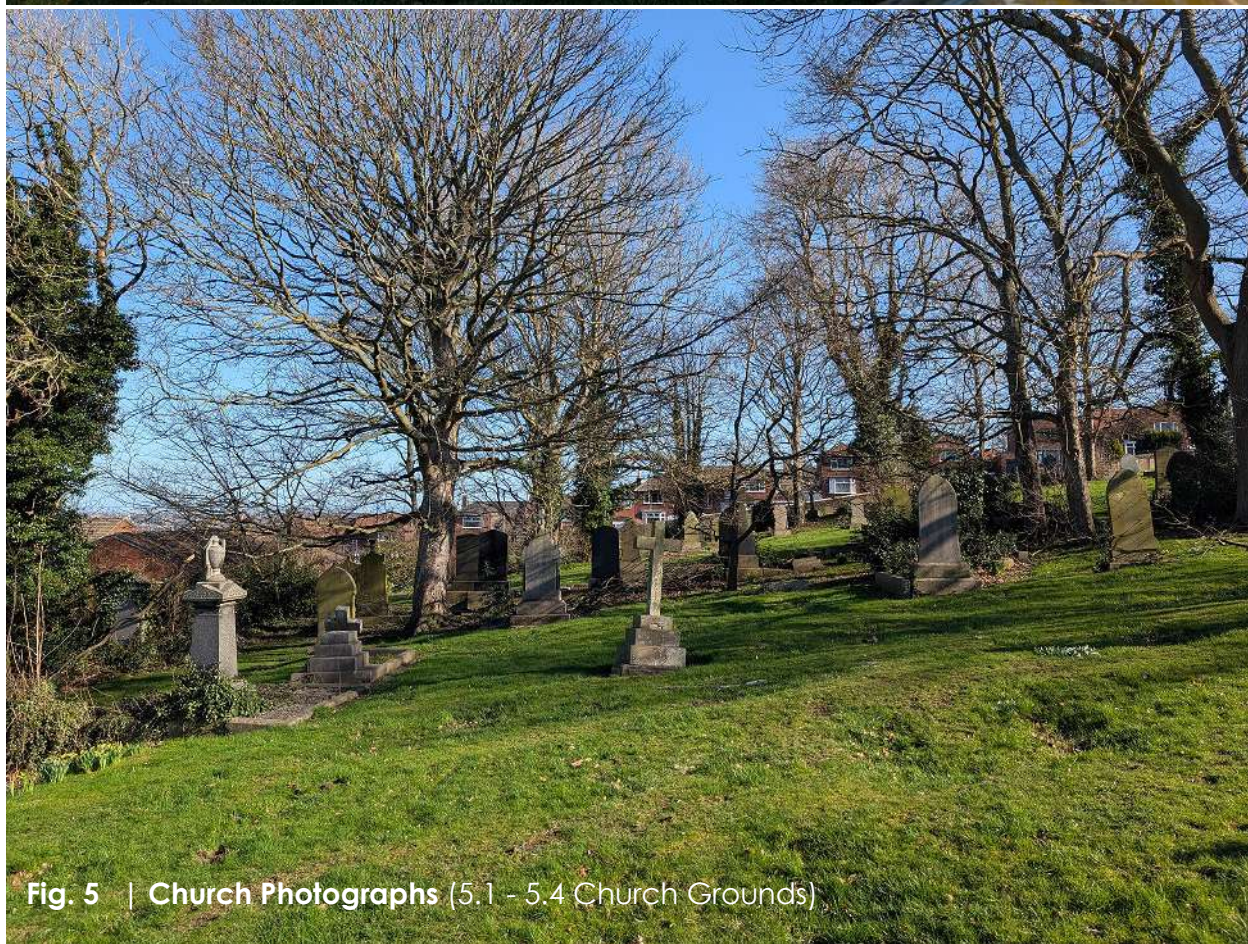
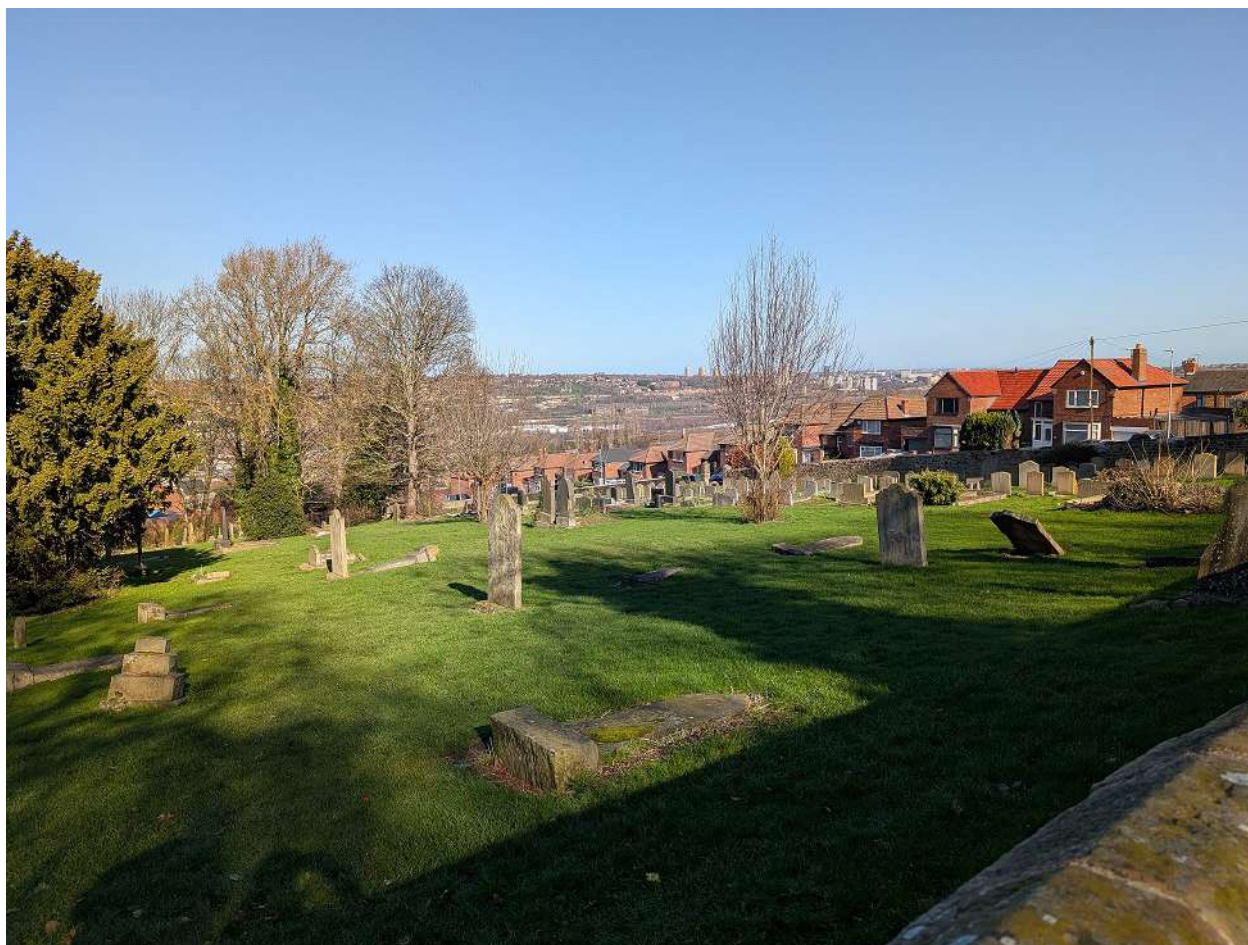
Fig. 3 | Church Photographs (3.1 - 3.4 Exterior)





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





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

**C. SCOPE OF THE REPORT**

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

Completion of this Quinquennial Inspection Report has referred to the 2021 Quinquennial Inspection Report completed by Christopher Blackburn of Christopher J Blackburn RIBA Architect Ltd, Hexham, Northumberland.

## **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>**

The PCC have commissioned in July 2025 an Energy Action Plan as part of the Diocese commitment to Parishes in reducing carbon footprint and to achieve net zero by 2030. A copy of this preliminary report is included in the appendices and recommendations embedded into this QIR.

## 1. SCHEDULE OF RECENT REPAIR AND MAINTENANCE WORKS

### 1.1 *Repair and Maintenance Work*

- Repairs to Nave altar floor by StandOut Joinery, Blaydon-on-Tyne.
- Repairs to churchyard boundary wall by Gateshead Council.
- Repairs to drain from vestry WC to septic tank, providing inspection/rodding point by Jet Aire Services Ltd.
- Organ pedal board restoration by John Lightbown & Sons, Tynemouth.
- Installation of 2 no. distribution boards and 4 no. switched fuse isolators by CJ Electratech Ltd., Newcastle upon Tyne.
- Installation of 2 no. distribution boards and 1 no. LED flood light by CJ Electratech Ltd., Newcastle upon Tyne.

Annual checking of service installations and maintenance tasks carried out including:

- PAT Testing of electrical equipment by CJ Electratech Ltd. Newcastle upon Tyne.
- Organ tuning and repair by John Lightbown & Sons, Tynemouth.
- 5 yearly electrical test and inspection by CJ Electratech Ltd., Newcastle upon Tyne.
- Boiler servicing by Eneritech Ltd., Hebburn.
- Clearing leaves out of rainwater goods by Central: Roofing Contractors, Gateshead
- Lightning conductor check/testing by Stone Technical Services Ltd.

### 1.2 *Terrier and Logbook*

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

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

## 2.1 GENERAL CONDITION OF THE CHURCH

St. Mary the Virgin, Church Chare, Whickham, is a Grade I listed parish church of high architectural, historic, archaeological and communal significance. The church occupies a prominent elevated position within the Whickham Conservation Area and is set within a substantial historic churchyard containing numerous monuments, mature trees, boundary walls and associated features. The building incorporates fabric of considerable age, including a C12 nave, C13 aisles, C14 porch and tower, with later phases of restoration, enlargement and re-roofing. Its exceptional significance requires all maintenance, repair and alteration to be undertaken with a conservation-led approach, using appropriate traditional materials, suitably experienced contractors and specialist advice where required.

Overall, the church is considered to be in sound and good condition. No widespread structural instability was apparent from the visual inspection, and the principal elements of the building remain broadly serviceable. The roof coverings, masonry walls, internal spaces, tower areas, floors, fittings and service installations are generally functioning as intended. The PCC has continued to maintain the church responsibly over the preceding quinquennium, and recent repairs to the nave altar floor, churchyard boundary wall, vestry drainage, organ pedal board and electrical installations demonstrate a positive pattern of care. Regular servicing and testing of electrical equipment, the boiler, organ, lightning conductor and rainwater disposal systems further supports the continuing safe use of the building for worship and community activity.

The principal condition risk identified during the inspection relates to water management. The church has extensive roof forms, parapet gutters, outlets, sumps, hoppers and downpipes, many of which are vulnerable to blockage by leaf fall and debris owing to the presence of mature trees around the churchyard. The main Westmorland slate roof coverings are generally sound; however, isolated defects were recorded, including moss growth to roof slopes, a missing slate to the north aisle outer roof, localised loose flashing, open ridge pointing, vulnerable sumps and narrow gutter details. While these defects are not indicative of general roof failure, they require timely attention because even small defects can lead to significant localised damp penetration in a building of this age and complexity.

Several internal areas show evidence of historic or possible continuing moisture penetration. Plaster disturbance and decoration breakdown are visible in the nave, chancel, north aisle, vestry and east vestry, often corresponding with roof outlets, water tabling, parapet gutters, chimney fabric or rainwater goods externally. These areas should not be treated simply as isolated internal decoration defects. They are symptoms of weaknesses in the building envelope and should be investigated and resolved at source before any internal redecoration is undertaken. The recommended approach is therefore to inspect, clear and repair high-level rainwater routes and associated roof details first, then allow the affected fabric to dry before carrying out breathable internal finishes.

Rainwater goods are generally operational but vary in condition. Some cast iron gutters, hoppers and downpipes are in fair condition only, with poor paint finish, surface rusting, defective sections, open joints or connections requiring further inspection. Particular attention is required at the north aisle outer gargoyle and lead sleeve arrangements, the south nave downpipe associated with internal staining, the outlet positions to the east vestry, and defective downpipes elsewhere. Routine inspection and clearance of roofs, gutters, outlets, sumps, rainwater pipes and below-ground drainage should remain a central maintenance priority and should be undertaken at least twice yearly, including after autumn leaf fall and severe weather.

Externally, the masonry is generally in good condition. The sandstone walling, ashlar dressings, tower fabric, aisles, chancel and porch remain broadly sound, with no significant movement or instability identified during the inspection. Localised defects include open joints, eroded mortar, limited stone decay, plant growth, deterioration to selected plinths, buttresses, window surrounds, gable areas and water tabling. These are typical conservation maintenance issues and should be addressed through carefully specified lime-based repointing and masonry repair. Replacement stone or indent repairs should be limited to areas where decay is sufficiently advanced. The vestry chimney stack is a short-term priority because deep open joints to the upper brickwork are associated with internal plaster deterioration and may permit further water penetration.

Internally, the church remains suitable for continued worship, pastoral use and community occupation. The nave, chancel, north and south aisles, tower, vestry and ancillary areas are generally satisfactory. Exposed timber roof structures appear sound, and floors are serviceable, although some stone flags have open joints and areas of pew platform finish show normal wear from use. The tower, ringing chamber, bell chamber and turret clock installation are broadly satisfactory, subject to continued maintenance and inspection. Accessible timber elements, including panelling and roof structures, should continue to be monitored for evidence of active woodworm, rot or moisture-related decay. Internal redecoration should be carried out only after external moisture defects have been corrected and drying has taken place, using breathable finishes such as clay paint.

The windows and stained glass are generally sound but require a more detailed specialist review. The inspection identified rusting or poorly fitted protective mesh, local distortion, dirt build-up and some associated stone damage. Given the quality and significance of the stained glass, a conservation report by an ICON registered stained and plain glass conservator is recommended to establish priorities for repair, cleaning, ferramenta treatment and the improvement or replacement of defective protective systems. External timber doors are generally serviceable, but areas of failing stain or varnish should be refurbished to prevent deterioration of the timber and to improve weather protection.

In summary, the church is in generally sound and satisfactory condition and continues to be well cared for. The key issue over the next quinquennium is not wholesale repair but disciplined, proactive maintenance and timely attention to localised defects before they develop into more serious deterioration. Priority should be given to rainwater management, roof and gutter repairs, chimney repointing, masonry conservation, window review, door refurbishment and continued servicing of mechanical, electrical, clock and lightning protection systems. The Maintenance Plan should be used actively, and the Logbook should be kept up to date. With continued regular care, targeted conservation repairs and appropriate specialist input, the building should remain safe, serviceable and capable of supporting the ongoing worship and community life of St. Mary the Virgin.

**EXTERNAL****3. ROOF COVERINGS**

*Major restoration of roof coverings carried out in c.2001.*

*Nave, chancel, north aisle (inner), north aisle (outer), south aisle, vestry and organ chamber roofs are covered in Lakeland slate to diminishing courses with a mortar bedded stone ridge. Terminating at eaves in stainless steel parapet gutters in stepped bays. Abutments against masonry walls are generally lead cover flashings and gable end abutments are terminated with flat stone copings.*

*The tower roof is covered in lead sheet, jointed with wood core rolls. The south entrance porch has a stone slate roof covering.*

**3.1 NAVE**

*Steeply double pitched roof form to nave discharging into stepped parapet gutters, in turn discharging to cast iron rainwater hoppers and downpipes.*

- 3.1.1 The Westmorland slates are in a sound, satisfactory condition. There is moss growth noted to slate joints on the north slope. Ridge stones are generally well bedded however there are isolated areas of missing pointing mortar. The abutment flashing and mortar fillet appear to be sound. The parapet gutters are narrow, which hints at being susceptible to leaf blockages but at the time of inspection is clear of leaf cover.

Internally the decoration finish to the north side of the nave immediately below the roof structure shows signs of significant plaster disturbance. What isn't known if this is due to previous build-up of leaf cover, forcing water into the fabric or another defect yet to be identified.

**RO**

It is recommended that the north parapet gutter is checked by a local, experienced roofing contractor.

**3.2 CHANCEL**

*Steeply double pitched roof form to chancel discharging into cast iron rainwater gutters and downpipes to north and south edges.*

- 3.2.1 The Westmorland slates are in a sound, satisfactory condition. There is moss growth noted to slate joints on the north slope. Ridge stones are generally well bedded however there are isolated areas of missing pointing mortar. The abutment flashing and mortar fillet appear to be sound.

**3.3 NORTH AISLE (INNER)**

*Steeply double pitched roof form to north aisle (inner) discharging into stepped parapet gutters, in turn discharging to lead lined chutes through parapet walling.*

3.3.1 The Westmorland slates are in a sound, satisfactory condition. There is isolated moss growth noted to slate joints. Ridge stones are generally well bedded and pointed. The abutment flashing and mortar fillet appear to be sound. The parapet gutters are wide with narrow 'sumps' to the north side which hints at being susceptible to leaf blockages. Some isolated leaf debris noted, particularly within the north 'sumps' otherwise generally clear.

3.4 NORTH AISLE (OUTER)

*4 no. steeply double pitched roof forms, running north-south to north aisle (outer) discharging into stepped parapet gutters, in turn discharging to lead lined chutes through parapet walling.*

3.4.1 The Westmorland slates are in a sound, satisfactory condition. There is a single missing slate to the east slope of the 3rd roof slope. There is a large section of moss growth on the westernmost roof pitch at the abutment with the north aisle (inner). Ridge stones are generally well bedded and pointed. The abutment flashing and mortar fillet appear to be sound. The parapet gutters are wide with narrow square 'sumps' to the north edge which hints at being susceptible to leaf blockages. Some isolated leaf debris noted, otherwise generally clear. A single section of loose cover flashing is noted to the northeast corner.

**R1**

Carry out identified roof repairs by a local, experienced roofing contractor.

3.4.2 Internally the decoration finish to the north wall at high level, immediately below the roof structure shows signs of significant plaster disturbance consistently across the elevation. The pattern of deterioration suggests weakness at each outlet position between roof slopes to the north edge. What isn't known is if this is due to previous build-up of leaf cover, forcing water into the fabric or another defect yet to be identified.

**R0**

It is recommended that the outlet positions to the north edge are checked by a local, experienced roofing contractor.

3.5 SOUTH AISLE

*Steeply double pitched roof form to south aisle discharging into stepped parapet gutters, in turn discharging to cast iron rainwater hoppers and downpipes.*

3.5.1 The Westmorland slates are in a sound, satisfactory condition. Ridge stones are generally well bedded and pointed. The abutment mortar fillets appear to be sound. The parapet gutters are wide with narrow 'sumps' to the east and west edges which hints at being susceptible to leaf blockages. Gutter linings are all clear of leaf cover.

3.6 VESTRY

*Steeply double pitched roof form to vestry discharging into stepped parapet gutter to the south and cast iron rainwater gutter to the north.*

- 3.6.1 The Westmorland slates are in a sound, satisfactory condition. There are large areas of moss growth to the north slope. Ridge stones are generally well bedded and pointed. The abutment flashing and mortar fillet appear to be sound. The parapet gutter is wide with narrow 'sumps' to the east side which hints at being susceptible to leaf blockages. Some isolated leaf debris noted, otherwise generally clear.

3.7 ORGAN CHAMBER

*Steeply double pitched roof form to vestry discharging into stepped parapet gutters, in turn discharging to lead lined chutes through parapet walling.*

- 3.7.1 The Westmorland slates are in a sound, satisfactory condition. Ridge stones are generally well bedded and pointed. The abutment flashing and mortar fillet appear to be sound. The parapet gutter is wide with narrow 'sumps' to the east side which hints at being susceptible to leaf blockages. Some isolated leaf debris noted, otherwise generally clear.

3.8 EAST VESTRY

*Rectangular flat roof form, discharging into cast iron hoppers and rainwater downpipes to east edge.*

- 3.8.1 Flat roof covering appears to be in a satisfactory condition. Abutment detailing with east window of organ chamber shallow. Two small square 'sumps' exist to the northeast and southeast corners, which hint at being susceptible to leaf blockages. Some isolated leaf debris noted, otherwise generally clear.

Internally the decoration finish to the ceiling boarding is deteriorating at both the northeast and southeast corners, localised to the 'sump' positions on the roof. What isn't known is if this is due to previous build-up of leaf cover, forcing water into the fabric or another defect yet to be identified.

**RO**

It is recommended that the outlet positions to the northeast and southeast corners are checked by a local, experienced roofing contractor.

3.9 TOWER

*Shallow double pitched roof form to tower discharging into stepped parapet gutters to north and south edges, in turn discharging to spitters at west edge.*

- 3.9.1 Lead sheet all appears to be in a sound, satisfactory condition. The joint rolls are quite thin, and the roof boarding is 'grinning' through the lead sheet, all indicating that this leadwork is of a considerable age. There is excessive verdigre/algae staining to the south parapet gutter which is also tracking up the lead sheet of the south slope. The northeast and northwest corners also look to be similarly affected. Central flagpole in sound, satisfactory condition is fixed through to roof structure underneath lead sheet which suggests possible weakness for water ingress. All understood to be currently weathertight.

3.10 SOUTH ENTRANCE PORCH

*Steeply double pitched roof form to south entrance porch discharging into boxed gutters at eaves, in turn discharging to cast iron rainwater hoppers and downpipes.*

- 3.10.1 The stone slates are in a sound, satisfactory condition. Ridge stones are generally well bedded and pointed. The abutment flashings and mortar fillets appear to be sound.

3.11 MAINTENANCE

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

|          |                                                                                                                                                         |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>M</b> | 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**

*Generally, parapet gutters discharging into rectangular/square plain cast iron hoppers, serving circular section cast iron downpipes. Shoes at base of downpipes discharging over clay gullies. Cast iron half round gutters existing to chancel (north and south) and vestry (north) only attached via rafter brackets. No hoppers to north aisle (outer), lead sleeve connecting cast iron downpipe to stainless steel gutter sump via carved stone gargoyles. Black painted decoration throughout.*

4.1 NAVE

- 4.1.1 From the drone survey, rainwater goods all appear to be in a sound, satisfactory condition. Internally there is plasterwork disturbance and deterioration to the nave south arcading at high level between the 1st and 2nd westernmost bay, due to water penetration into the walling fabric locally. The location of the disturbance relates directly to the cast iron downpipe in that area. It is not known whether there is a defect in the downpipe.

|           |                                                                                                                                      |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------|
| <b>R0</b> | It is recommended that the downpipe (west) to the south elevation is checked for defects by a local, experienced roofing contractor. |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------|

4.2 CHANCEL

- 4.2.1 Rainwater goods all appear to be in a fair condition. Albeit in working condition the painted decoration is poor with isolated areas of missing paintwork and/or surface rusting.

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| <b>R2</b> | It is recommended that the cast iron rainwater goods are refurbished. |
|-----------|-----------------------------------------------------------------------|

4.3 NORTH AISLE (INNER)

- 4.3.1 No rainwater goods existing.

4.4 NORTH AISLE (OUTER)

- 4.4.1 Rainwater goods all appear in a sound, satisfactory condition. Some recaulking required to the offsets at low level.

**R1** Carry out identified downpipe repairs by a local, experienced roofing contractor.

- 4.4.2 The lead sleeve connection between downpipe and stainless-steel valley gutters is vulnerable to blockages. Access to the lead sleeve is not possible, located within the carved gargoyles. Each gargoyle is covered in a green bloom suggesting overuse of the overflow spitter located immediately above. In addition, internally breakdown of the plaster finish is consistent across this elevation suggesting that this junction is contributing to persistent water ingress into the walling fabric.

**R0** It is recommended that the gargoyles and lead sleeving are checked for defects by a local, experienced roofing contractor.

In conjunction with item 3.3.2.

4.5 SOUTH AISLE

- 4.5.1 Rainwater goods all appear to be in a fair condition. Albeit in working condition the painted decoration is poor with isolated areas of missing paintwork and/or surface rusting.

The previous QIR identified a crack to the downpipe to the west elevation (north side).

**R1** Carry out identified downpipe repairs, refurbish and redecorate by a local, experienced roofing contractor.

4.6 VESTRY

- 4.6.1 Rainwater goods all appear to be in a fair condition. Albeit in working condition the painted decoration is poor with isolated areas of missing paintwork and/or surface rusting.

**R2** It is recommended that the cast iron rainwater goods are refurbished.

4.7 ORGAN CHAMBER

- 4.7.1 Rainwater goods all appear to be in a fair condition. Albeit in working condition the painted decoration is poor with isolated areas of missing paintwork and/or surface rusting.

**R2** It is recommended that the cast iron rainwater goods are refurbished.

4.8 EAST VESTRY

- 4.8.1 Rainwater goods all appear to be in a fair condition. Albeit in working condition the painted decoration is poor with isolated areas of missing paintwork and/or surface rusting.

**R2**

It is recommended that the cast iron rainwater goods are refurbished.

4.9 TOWER

- 4.9.1 No rainwater goods existing.

4.10 SOUTH ENTRANCE PORCH

- 4.10.1 Rainwater goods are in a sound, satisfactory condition. There is a box stainless steel gutter and capping siting at eaves level on both east and west elevations which looks at odds to the traditional aesthetic, out of keeping.

**R3**

It is recommended that the stainless steel is painted in a dark grey to mitigate the visual impact of the stainless-steel gutter linings.

4.11 MAINTENANCE

- 3.11.1 The ongoing maintenance of the rainwater goods is a key component in maintaining a weathertight condition to the church building fabric.

**M**

It is recommended that as a routine item of maintenance the rainwater goods should be checked and cleared as a minimum on a twice-yearly basis.

**5. BELOW GROUND DRAINAGE**

- 5.1 *Surface rainwater from the church roofs discharges into a network of pipes below ground understood to be diverted directly into soakaways. The WC and washbasin within the east vestry is directly connected into a septic tank located north of the vestry in the church grounds.*

- 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.

Repairs to the WC drain have been carried out over the course of the preceding quinquennial period.

**M**

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

**6. PARAPETS/UPSTAND WALLS, FINIALS, CROSSES**

*Generally, flat sandstone roof copings (water tabling) at gable ends. Carved apex crosses to nave, chancel and south entrance porch. Castellated parapet with sandstone pitched copings to Tower.*

6.1 NAVE

## 6.1.1 The roof copings and apex cross appear to be in a satisfactory condition.

Open joints noted to the east gable, north slope with loose/missing bedding mortar underneath. No signs internally of any water ingress locally to the above.

**R2**

Lift, rebed and repoint water tabling all in a lime-based mortar.

6.2 CHANCEL

## 6.2.1 The roof copings and apex cross appear to be in a satisfactory condition.

Internally there is plasterwork disturbance and deterioration to the east walling elevation (south side) at high level suggesting that there is weakness in connection with the water tabling, possible open joints allowing water penetration into the wall head or the junction with the roofing slates may be defective.

**R0**

It is recommended that the east gable water tabling is checked for defects by a local, experienced roofing contractor.

**R2**

## 6.2.2 Lift, rebed and repoint water tabling all in a lime-based mortar.

6.3 NORTH AISLE (INNER)

## 6.3.1 The roof copings all appear to be in a sound, satisfactory condition.

6.4 NORTH AISLE (OUTER)

## 6.4.1 The roof copings all appear to be in a sound, satisfactory condition. There is plant growth noted to the joints of the water tabling at the northeast corner with slight misalignment of individual water tabling stones.

Internally, there is plaster deterioration at high level to the corridor linking the north aisle (outer) and vestry, suggesting prolonged water penetration into the walling fabric.

**R2**

Lift, rebed and repoint water tabling all in a lime-based mortar.

6.5 SOUTH AISLE

## 6.5.1 The roof copings all appear to be in a sound, satisfactory condition. Some deterioration noted to coping stones.

6.6 VESTRY

## 6.6.1 The roof copings all appear to be in a sound, satisfactory condition. Open joints noted to east gable.

**R2** Lift, rebed and repoint water tabling all in a lime-based mortar.

- 6.6.2 The brick chimney stack, rising through the south slope of the vestry roof has deep open joints to the brickwork affecting the top 8 courses, it is not weathertight. There is some slight deterioration to brickwork edges.

Internally there is deterioration of the plasterwork finish to the stack at high level, immediately below the roof structure highlighting the effect of the external defects observed.

**R1** It is recommended to repoint the chimney stack in a lime-based mortar.

6.7 ORGAN CHAMBER

- 6.7.1 The roof copings all appear to be in a sound, satisfactory condition. Open joints noted to east gable.

**R2** Lift, rebed and repoint water tabling all in a lime-based mortar.

6.8 EAST VESTRY

- 6.8.1 The roof copings all appear to be in a sound, satisfactory condition.

6.9 WEST TOWER

- 6.9.1 The castellated roof copings all appear to be in a sound, satisfactory condition. Some deterioration noted to coping stones.

6.10 SOUTH ENTRANCE PORCH

- 6.10.1 The roof copings and apex cross appear to be in a satisfactory condition.

**7. WALLING**

*Coursed squared sandstone with ashlar dressings and plinth. West tower with north stair turret; aisled nave with south porch and second north aisle; 2 north aisles to chancel. Low diagonal and south buttresses to tower with plate-traceried 3-light west window; upper stages have lancet windows beneath paired shouldered bell openings and battlemented parapet. Plate tracery also to west windows of aisles and to 2-light pointed windows of first and third bays of south aisle; bar tracery to 4-light window in fourth bay and 3-light in east end of aisle with buttress between 3rd and 4th bays and diagonal buttresses. 2nd north aisle has plate tracery to 2-light pointed windows under 4 gables separated by large gargoyles. 4-bay chancel has priests' door under round drip-mould in third bay; round-headed windows under corbel table in first, second and fourth, and 3-light arcaded east window, with clasping buttresses and one low east buttress.*

7.1 NAVE

- 7.1.1 The condition of the nave walling masonry is found to be in a good condition,

## 7.2 CHANCEL

7.2.1 The condition of the chancel walling masonry is found to be in a good condition, exceptions as follows:

- Localised decay to stone face to east gable.
- Deterioration to underside of window hood mould to east gable
- Occasional open joints to plinth, buttresses and at high level immediately underneath water tabling (south side).

**R2**

Prepare masonry and repointing specification and carry out repairs.

## 7.3 NORTH AISLE (INNER)

7.3.1 The condition of the N aisle (inner) walling masonry is found to be in good condition.

## 7.4 NORTH AISLE (OUTER)

7.4.1 The condition of the N aisle (outer) walling masonry is found to be in good condition, exceptions as follows:

- Occasional open joints to plinth.

**R2**

Prepare masonry and repointing specification and carry out repairs.

## 7.5 SOUTH AISLE

7.5.1 The condition of the S aisle walling masonry is found to be in good condition.

## 7.6 VESTRY

7.6.1 The condition of the vestry walling masonry is found to be in a good condition, exceptions as follows:

- Occasional open joints to plinth and buttress.
- Localised decay to stone face to buttress.
- Fractured stones to east window due to rust burst from window protection.

**R2**

Prepare masonry and repointing specification and carry out repairs.

## 7.7 ORGAN CHAMBER

7.7.1 The condition of the organ chamber walling masonry is found to be in a good condition.

## 7.8 EAST VESTRY

7.8.1 The condition of the vestry walling masonry is found to be in a good condition, exceptions as follows:

- Occasional open joints to plinth.
- Open vertical joint at abutment with chancel and vestry.

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| <b>R2</b> | Prepare masonry and repointing specification and carry out repairs. |
|-----------|---------------------------------------------------------------------|

7.9 WEST TOWER

7.9.1 The condition of the W tower walling masonry is found to be in good condition

7.10 SOUTH ENTRANCE PORCH

7.10.1 The condition of the S entrance porch walling masonry is found to be in good condition.

**8. TIMBER PORCHES, DOORS AND CANOPIES**

8.1 SOUTH ENTRANCE DOOR

*Single leaf solid oak timber door with pointed arched head, vertical boarded with vertical heavily studded detailed battens, dark brown staining and incorporating decorative iron rope handle and lock escutcheon.*

8.1.1 Door in a sound, good condition. Stain breaking down in sunlight, advise removal and then reoil.

|           |                                             |
|-----------|---------------------------------------------|
| <b>R2</b> | Carry out refurbishment of S entrance door. |
|-----------|---------------------------------------------|

8.2 CHANCEL PRIEST'S DOOR

*Single leaf solid oak timber door with curved arched head, vertical boarded with heavily studded detailing, dark brown staining and incorporating decorative iron strap hinges, handle and plain lock escutcheon.*

8.2.1 Door in a sound, satisfactory condition. Stain badly breaking down in sunlight, advise removal and then reoil.

|           |                                                   |
|-----------|---------------------------------------------------|
| <b>R1</b> | Carry out refurbishment of chancel priest's door. |
|-----------|---------------------------------------------------|

8.3 VESTRY DOOR

*Single leaf solid oak timber door with pointed arched head, vertical boarded, varnished finish and incorporating decorative iron strap hinges, handle and lock escutcheon.*

8.3.1 Door in a sound, satisfactory condition. Varnish badly breaking down, advise removal and then revarnish.

|           |                                         |
|-----------|-----------------------------------------|
| <b>R1</b> | Carry out refurbishment of vestry door. |
|-----------|-----------------------------------------|

8.4 TOWER DOOR

*Single leaf solid oak timber door with flat, shouldered head, vertical boarded, dark brown staining and incorporating decorative iron strap hinges, ring handle and lock.*

- 8.4.1 Door in a sound, good condition. Stain breaking down on weatherboard at base.

|           |                         |
|-----------|-------------------------|
| <b>R1</b> | Refurbish weatherboard. |
|-----------|-------------------------|

9. **WINDOWS**

- 9.1 *Stained glass of 1862, two windows by H M Barnett and one by Wailes. Outer N aisle, second from the west is a late Morris & Co. (1936), two others by Brian Addison, E window (Lady Chapel) by Cate Watkinson (2009). Inner N aisle, west by Cate Watkinson (2018).*

*External protection of the windows is a mix of mesh and polycarbonate.*

- 9.1.1 The glazing, leadwork and ferramenta is generally in a sound, satisfactory condition, exceptions as follows:
- Rusting to mesh protection – E, six, nviii, nv
  - Mesh protection badly fitted – nx, nv
  - Distortion to S clerestorey nave windows – Sii, Siii, Siv
  - Dirt to S clerestorey nave windows.
  - Distortion to chancel E window, right hand light
  - Dirt to chancel window – sii

|           |                                                                               |
|-----------|-------------------------------------------------------------------------------|
| <b>R3</b> | It is recommended to replace badly fitted mesh protection to N aisle (outer). |
|-----------|-------------------------------------------------------------------------------|

|           |                                                                                                                          |
|-----------|--------------------------------------------------------------------------------------------------------------------------|
| <b>R4</b> | 9.1.2 It is desirable to carry out conservation clean of glazing by ICON registered stained and plain glass conservator. |
|-----------|--------------------------------------------------------------------------------------------------------------------------|

|           |                                                                                                                                               |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>R2</b> | 9.1.3 It is recommended to commission a conservation report on the church windows by a competent and experienced ICON registered conservator. |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------|

**INTERNAL****10. TOWER****10.1 RINGING CHAMBER**

*Walls to the N, E and W are vertical boarded timber panelling to full height, stained light brown. Walls to S are white limewashed stonework. Ceiling structure consists of lightly stained plywood panels, covering floor structure beyond. White painted stone corbels serving as support to floor structure visible on all elevations. Flooring is a light grey carpet.*

*Tower clock sited on south elevation with external dial beyond.*

*Access to the ringing chamber is at N E corner via a narrow stone spiral staircase. Immediately above entrance is timber painted stairs to rectangular steel mezzanine platform which provides access to the bell chamber above.*

10.1.1 Walling stonework and panelling all in a sound, good condition.

Ply ceiling boarding and painted corbels all in a sound, good condition.

Carpet is clean and, in a sound, serviceable condition.

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

|          |                                                                                                                                                     |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>M</b> | It is recommended that regular checks of the panelling are carried out for any signs of new and/or active timber attack due to woodworm and/or rot. |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------|

**10.2 BELL CHAMBER**

*The internal walls of the bell chamber are finished in whitewashed stonework. The flooring consists of exposed timber board, the ceiling is an exposed timber roof structure consisting of beams, purlins, rafters and roof boarding. Belfry openings consist of timber louvres and internally have an opaque sheet covering to the external edges to deter roosting birds. Awkward ladder and platform access to roof hatch.*

*Originally, there were three bells here until 1888 when three trebles, cast in late 1887, were added to the ring by Gillett & Co. The fourth (of six) had been recast in 1854 and the tenor and 1842 and 1875, the latter by Blews of Birmingham. The three trebles were recast by Gillett & Johnston of Croydon in 1932. They hung in a wooden frame, with three long pits, each with two bells.*

*Rehanging of the bells was carried out in 1985. The whole installation was removed, bells and frame. The three tenors were replaced and two trebles were added. The new bells were all from the Dutch foundry of Eijsbouts, sub-contracting from Eayre and Smith, who undertook the work. Metal from the bells that remained at St. Mary's Church, Gateshead was used in this project.*

*All the bells in the ring were cast with flat tops. A new steel bell frame was installed. One timber section from the previous frame was retained and is attached to the east wall. The fifth bell from the previous ring was retained as a service bell. It does not have the name of the founder in the inscription but is similar to work produced by Samuel Smith II of York.*

- 10.3.1 Stonework walling all appears to be in a sound, satisfactory condition. There is noted yellow staining across the exposed surfaces from moisture penetration.

The underside of the exposed roof structure is in a sound, satisfactory condition. Cobwebbing is noted.

Assessment of the floor covering was not carried out due to the presence of the bells and bell frame. Louvre openings were in good condition and bird prevention measures intact.

|          |                                                                                                                                                          |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>M</b> | It is recommended that regular checks of the roof structure are carried out for any signs of new and/or active timber attack due to woodworm and/or rot. |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------|

## **11. CLOCKS AND THEIR ENCLOSURES**

- 11.1 *The clock is located within its own housing, on the south side of the ringing chamber of the Tower. It dates 1887 and is a turret clock by Gillett & Co., Croydon. There is a single circular clock dial, white background with black roman numerals located on the S elevation of the tower.*

- 11.1.1 It is understood that the clock is in working condition understood to be regularly serviced by Smith of Derby Group Ltd.

Annual maintenance would involve checking the clock installation for any safety issues, signs of wear or areas of concern that may cause problems over the coming year. The clock movement needs to be cleaned and lubricated along with any other accessible parts within the church including dial motion works, bevel gearing and universal joints. Bell hammers and bell cranks to be checked and cleaned where necessary.

The clock dial on the south elevation is in a good, sound condition.

|          |                                                                                                                                             |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <b>M</b> | It is recommended that as a routine item of maintenance the clock is serviced on an annual basis by an experienced turret clock horologist. |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------|

## **12. NAVE**

- 12.1 *The nave is a large and bright open space, lit via the north and south clerestory windows. Ceiling is of dark varnished timber consisting of a series of arch braced trusses resting alternately on stone painted corbels carrying purlins and rafters above. White plastered panels exist between rafters. Walls are white painted plaster with exposed ashlar stonework to arcading on both north and south sides. The arcading columns have round piers with moulded plinth and capitals.*

*Round chamfered chancel arch and inner arch on head-carved capitals with round piers. Flooring is suspended softwood timber boards under pew areas with stone flag central aisle. There is a nave dais at the east end which is carpeted in blue.*

#### 12.1.1 The nave is in a sound, satisfactory condition.

Walling decoration is generally good apart from the following exceptions:

- Plaster deterioration and disturbance at eaves level along north side (item 3.1.1).
- Plaster deterioration and disturbance between bay 1 and 2 at high level to south elevation (item 4.1.1).

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

The stone flags are generally sound, albeit some open joints in places. Pew platforms are in a fair condition although some wearing of stained surface due to use. Carpeted finish to nave dais is in worn condition.

**R2**

Carry out redecoration in a breathable clay paint once any external defects are corrected and an appropriate 'drying out' period has elapsed.

**R2**

#### 12.1.2 Consider renewal of nave dais carpet.

### 13. CHANCEL

*13.1 Walls are white painted plaster with exposed stonework to window openings and arcading to north side. Exposed roof structure is of dark varnished timber consisting of a series of closely spaced arch truss rafter with white painted panels between. Choir stalls, altar rail, high altar, and a striking carved reredos below a stained-glass triple lancet east window. Floor consists of stone flag to central aisle with softwood timber boarding under choir stalls. Altar steps consist of a re-brown polished marble with white veining. Floor to the high altar is of encaustic tiles, vibrant colours and pattern.*

#### 13.1.1 The chancel is in a sound, satisfactory condition.

Walling decoration is generally good apart from the following exceptions:

- Plaster deterioration and disturbance to east gable at high level, south side (item 6.2.1).

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

The flooring is in a sound, satisfactory condition. Some cracks noted to encaustic tiles at altar rail and an old crack exists to the altar steps.

**R2**

Carry out redecoration in a breathable clay paint once any external defects are corrected and an appropriate 'drying out' period has elapsed.

**14. NORTH AISLE (INNER)**

- 14.1 *Walls are white painted plaster with exposed ashlar stonework to arcading on both north and south sides. The arcading columns have round piers with moulded plinth and capitals. Ceiling is of dark varnished timber consisting of a series of arch braced trusses resting alternately on stone painted corbels carrying purlins and rafters above. White plastered panels exist between rafters. Flooring is suspended softwood timber boards under pew areas with stone flag central aisle.*

- 14.1.1 The north aisle (inner) is in a sound, satisfactory condition.

Walling decoration is generally good.

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

The stone flags are generally sound, albeit some open joints in places. Pew platforms are in a fair condition although some wearing of stained surface due to use.

**15. NORTH AISLE (OUTER)**

- 15.1 *Walls are white painted plaster with exposed ashlar stonework to arcading on the south side and window/door openings. The arcading columns have round piers with moulded plinth and capitals. Ceiling is of dark varnished timber consisting of a series of arch braced trusses, in 4 no. sections running north-south and resting at eaves level on a timber beam which in turn has bearing onto stone corbels at lower level. White plastered panels exist between rafters. Flooring is suspended softwood timber boards under pew areas with stone flag aisles.*

- 15.1.1 The north aisle (outer) is in a sound, satisfactory condition.

Walling decoration is generally good apart from the following exceptions:

- Consistent deterioration and breakdown of the plasterwork decoration along the north elevation at high level (item 3.4.1).

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

The stone flags are generally sound, albeit some open joints in places. Pew platforms are in a fair condition although some wearing of stained surface due to use. Carpeted finish to nave dais is in good condition.

**R2**

Carry out redecoration in a breathable clay paint once any external defects are corrected and an appropriate 'drying out' period has elapsed.

**16. SOUTH AISLE**

16.1 *Walls are white painted plaster with exposed ashlar stonework to arcading on the north side. The arcading columns have round piers with moulded plinth and capitals. Ceiling is of dark varnished timber consisting of a series of arch braced trusses resting alternately on stone painted corbels carrying purlins and rafters above. White plastered panels exist between rafters. Flooring is suspended softwood timber boards under pew areas with stone flag aisles.*

16.1.1 The south aisle is in a sound, satisfactory condition.

Walling decoration is generally good.

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

The stone flags are generally sound, albeit some open joints in places. Pew platforms are in a fair condition although some wearing of stained surface due to use.

**17. VESTRY**

17.1 *Painted, plastered walls with stone surrounds to window/door openings. Ceiling consists of exposed underside of rafters and ceiling joists in a dark varnished timber. White plastered panels between the exposed sections of the roof structure. Blue carpet laid on floor structure.*

17.1.1 Walling decoration is generally good apart from the following exceptions:

- Plasterwork deterioration to top section of chimney breast located in south west corner of room (item 6.6.2).
- Fractured stones to east window due to rust burst from window protection.

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

Carpeted finish is in good condition.

**R2**

Carry out redecoration in a breathable clay paint once any external defects are corrected and an appropriate 'drying out' period has elapsed.

**R2**

17.1.2 Prepare masonry and repointing specification and carry out repairs.

**18. ORGAN CHAMBER**

18.1 *Walls are plastered with exposed ashlar stonework to arcading on north side. The arcading columns have round piers with moulded plinth and capitals. Ceiling is of dark varnished timber consisting of a series of arch braced trusses resting alternately on stone painted corbels carrying purlins and rafters above. Plastered panels exist between rafters. Flooring is assumed to be a mix of suspended softwood timber boards with stone flags.*

- 18.1.1 A full assessment of the condition of the organ chamber internal fabric was not possible due to the presence of the pipe organ.

## 19. EAST VESTRY

- 19.1 *White painted stonework walls with. Ceiling consists of white painted, flat plaster ceiling. Red-brown square ceramic floor tiles laid on floor structure.*

- 19.1.1 The condition of the east vestry is deteriorating.

Walling condition is generally satisfactory.

The ceiling condition is deteriorating due to water ingress in two key areas; northeast and southeast corners. It is felt that the cause of the water ingress is due to blocked roof drainage sumps. The leak to the southeast corner is of most concern as the existing electrical incoming and distribution equipment is located immediately underneath.

Floor covering is in a sound, satisfactory condition.

**R2**

Carry out redecoration in a breathable clay paint once any external defects are corrected and an appropriate 'drying out' period has elapsed.

- 19.1.2 The WC at the north end of the east vestry suffers from excessive dampness, thought to be due to a lack of ventilation.

**R1**

Carry out fabric assessment of existing WC and make both insulation and ventilation improvements.

## 20. WEST TOWER

- 20.1 *Walls are white painted plaster up to eaves level with exposed ashlar stonework to window opening. Ceiling is of exposed stonework, vaulted in a pointed arch form. Flooring is a suspended timber floor, finished in stained strip timber. Stone font located centrally.*

- 20.1.1 Walling decoration and exposed stonework to vaulted ceiling is in good condition.

Suspended timber flooring plinth is in a satisfactory condition, stained finish is worn and could benefit from refurbishment.

**R2**

Carry out refurbishment of timber flooring.

## 21. SOUTH ENTRANCE PORCH

- 21.1 *Walls are white painted plaster/stonework with exposed stonework to door openings. Exposed roof structure of dark painted timber consisting of single king post truss, purlins, rafters and barded finish over. Stone slab flooring pitching downwards into the church with two steps at threshold to south aisle.*

21.1.1 Wall decoration is in good condition.

Roof structure is in good condition.

Flooring is in a good condition although presents an access issue for those who are wheelchair bound, inform or the elderly.

## 22. PARTITIONS, SCREENS, PANELLING, DOORS AND DOOR FURNITURE

### 22.1 CHANCEL REREDOS

*Elaborate reredos, gabled arcade framing central sculpture of the Holy Family, flanked by angels. Known to be by 'Westmacott' who carved the reredos sculpture in Newcastle Cathedral. Date not known.*

22.1.1 Of sound, good condition.

**R4**

It is desirable to commission a conservator's report with recommendations for ongoing maintenance by an accredited ICON registered conservator.

## 23. FIXTURES, FITTINGS, FURNITURE AND MOVABLE ARTICLES

### 23.1 FONT (C12)

The font dates, according to Hodgson, to the first foundation of the church in the C12. The Font stands in the base of the tower and is of Frosterley 'Marble'. It has a plain circular bowl and a broad circular shaft standing on an octagonal base with a chamfered upper angle. The octagonal step on which it stands looks to be C19, but the font itself is probably of later C12 or C13 date. A glass baptismal bowl, inscribed sits within the font.

23.1.1 The font is in a good condition.

### 23.2 MEDIEVAL CROSS SLABS (C13)

*Two fragmented carved medieval cross slabs exist wall mounted within the south entrance porch.*

23.2.1 Cross slabs are in a good condition.

### 23.3 PULPIT

*Octagonal pulpit carved from caen limestone. Pulpit fronts carved echoing arcading with round piers and carved capitals with round arched head with matching inset forms. 4 no. steps at rear, no handrail. Located at south side of nave, east end.*

23.3.1 The pulpit is in a good condition.

**R3**

It is recommended to install a handrail to the pulpit steps.

### 23.4 BRASS EAGLE LECTURN

*Decorative carved brass eagle lecturn, date unknown. Located at north side of nave, east end. WWI memorial dedicated 1921.*

23.4.1 The lecturn is in a good condition.

23.5 VENERABLE BEDE BUST

*Located on the cill of the easternmost window to the south aisle is a sculpted bust of the venerable Bede. Black, resin cast.*

23.5.1 Bust is in a good condition.

23.6 ALTAR RAIL (NAVE)

*Simple flat stained timber altar rail with metal scroll balusters, demarcating high altar to nave on N, S and W edges.*

23.6.1 Altar rail is in a sound, satisfactory condition.

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

23.7 ALTAR RAIL (CHANCEL)

*White Marble altar rail with gothic pointed arches, small column shafts and moulded capitals. Frosterley marble scalloped plinth. Top carved rail in red-brown marble with white veining, matching steps. Central pair of metal gates with gold plating.*

23.7.1 The altar rail and gates are in a sound, satisfactory condition.

|           |                                                                                                                                                 |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>R4</b> | It is desirable to commission a conservator's report with recommendations for ongoing maintenance by an accredited ICON registered conservator. |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------|

23.8 ALTAR (NAVE)

*Oak lipped and oak veneered structure, simple design.*

23.8.1 Altar (nave) is in a sound, satisfactory condition.

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

23.9 ALTAR (CHANCEL)

*Oak frame, simple design.*

23.9.1 Altar is in a sound, satisfactory condition.

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

23.10 SUNDIAL

*Single vertical sundial dated 1651 located on south face of the south entrance porch constructed from stone and iron measuring 600 x 500.*

23.10.1 Sundial is in a sound good condition.

## 24. ORGANS AND OTHER MUSICAL INSTRUMENTS

- 24.1 The church pipe organ is located north of the chancel, sited within its own organ chamber. It is a 3 manual instrument by H S Vincent & Co., dating 1903. Incorporating an earlier 2 manual instrument by Nicholson of Newcastle, dating 1870.

Past repairs include restoration dated 1958 and re-actioned and improved in 1983 by Lightbown & Sons, Tynemouth.

The NPOR entry can be found here: <https://npor.org.uk/survey/N07891>

It is understood that the instrument is played and tuned regularly.

|          |                                                                                                                                                                    |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>M</b> | It is recommended that the instrument continues to be tuned regularly and repairs carried out as and when indicated by an experienced and competent organ builder. |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## 25. MONUMENTS, TOMBS, PLAQUES, ETC.

- 25.1 There are several memorials of note existing within the church.

### 25.1.1 C18 WALL TABLETS

*Several C18 tablets, including three by Jopling of Gateshead to Anne Williamson (d.1782), Jacob Clavering (d.1792) and John Carr (d.1817).*

Memorial tablets are in a sound, satisfactory condition.

|           |                                                                                                                                                 |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>R4</b> | It is desirable to commission a conservator's report with recommendations for ongoing maintenance by an accredited ICON registered conservator. |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------|

### 25.1.2 GILL MEMORIAL PLAQUE (c.1802)

*Located externally set into the east face of the south aisle is an oval shaped memorial plaque with carved head or bust at top and carved scroll at its base. Believed to date from c.1802 and memorial to a William Gill who was Agent to Lord and Lady Windsor, landowner in Whickham.*

Memorial plaque is in a deteriorating condition, loss of top section of oval due to weathering has removed any reference to Gill's name and age. Carved head at top is greatly eroded.

|           |                                                                                                          |
|-----------|----------------------------------------------------------------------------------------------------------|
| <b>R2</b> | It is recommended to make a record of the memorial before any further loss of fabric and/or inscription. |
|-----------|----------------------------------------------------------------------------------------------------------|

|           |                                                                                                                                  |
|-----------|----------------------------------------------------------------------------------------------------------------------------------|
| <b>R4</b> | 25.1.3 It is desirable to commission a conservator's report of the memorial plaque by an accredited ICON registered conservator. |
|-----------|----------------------------------------------------------------------------------------------------------------------------------|

25.1.4 WWI PLAQUE 1914-18

World War I memorial dedicated 21st August 1921 located in south aisle. Bronze plaque with rounded centre top set-in oak frame which echoes the shape. At the top is a wreath, inside which is a cross, and from which a ribbon trailing underneath carries the words 'Not \ Right \ Might'. There is a bronze inner border. The names (65 surnames and initials) are listed in two columns. The background is black, and the lettering is in raised and burnished sans serif capitals throughout. There is a shelf underneath.

Inscription: In honoured memory of the  
Whickham men who died in the  
cause of righteousness in the  
Great War 1914-1918

*'In Thy redeeming love have mercy on the fallen'*

Plaque is in a sound, good condition.

25.1.5 CARR PLAQUE (1868)

Brass plaque with red and green zigzag border culminating in roundels in the corners. Lettering is in elaborate capitals with some words in red.

Inscription: +Unto the memory of Oswald Carr Captn in the Royal Artillery

Fourth son of Ralph Carr of Dunstan Hill, and Elizabeth his wife: Throughout the Campaign of 1857-1860 he served in China & was prominently engaged in the Battle Of Canton + in the year 1868. In the Colony of New Zealand, whilst advancing with the Colonial Forces against the insurgent natives, he was killed in action near the River Ruaki-Turi on the 8th August aged 31 Years 11 Months + For the Christian gentleness and uprightness of his mind he was beloved and lamented by his fellow-colonists and by the friendly natives of New Zealand even as he was most dear in the home & country of his birth.

+ The Lord knoweth the days of the upright and their inheritance shall be for ever.

Plaque is in a sound, good condition.

25.1.6 CARR PLAQUE (1914)

South Africa War (1899-1902) and World War I (1914-18) memorial plaque to Captain Carr located in the south aisle. Brass plaque with at centre top is the badge of the Worcester regiment. There us a wide border of acorns and oak leaves, the pattern standing proud against a pecked background. Lettering is in Roman capitals.

Inscription: In loving memory of  
Captain Martin Raymond Carr  
2nd Batt. Worcestershire Regiment  
Killed in action at the Battle of the Aisne  
on September 18th 1914 aged 37 years.

*Also served in the South African Campaign 1900-1902  
Second son of the late Colonel R E Carr, Worcestershire Reg.*

*'He who gives his life for King and Country leaves nought  
undone that man can do'*

Plaque is in a sound, good condition.

## **26. SERVICE INSTALLATIONS GENERALLY**

- 26.1 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.

## **27. HEATING INSTALLATION**

- 27.1 *The church is heated via a floor standing gas condensing boiler – Ideal Imax Xtra E120 located within the boiler house underneath the vestry. It was installed in c.2003 by Airite Ltd. of Whickham. The gas meter is located within a brick housing within the garden of the adjacent vicarage.*

*The heating installation at the church is of a 'wet system' type and serves a series of wall/freestanding cast iron column radiators, powder coated in varying colours of white, brown and cream. Most radiators are fitted with outdated or worn TRVs, many located at the top of the units and no longer offering effective temperature regulation. Heating control is provided via basic time settings, with no zoning. Perimeter heating pipework, some of which is used to warm pew areas, remains uninsulated due to its role in occupant comfort.*

- 27.1.1 It is understood that the heating installation is checked and tested on an annual basis and is in good working condition.

|          |                                                                                                                                      |
|----------|--------------------------------------------------------------------------------------------------------------------------------------|
| <b>M</b> | It is recommended to continue to carry out annual servicing of the heating installation by a competent gas safe registered engineer. |
|----------|--------------------------------------------------------------------------------------------------------------------------------------|

- 27.1.2 Although working satisfactorily the existing heating system is 23 years old and inefficient. This system delivers heat to the full internal volume of the church, but at considerable energy and carbon cost. The Energy Action Plan produced in 2025 suggests a hybrid approach to the church heating which retains the existing boiler in the short term but reduces its usage by shifting its role to providing background heat only. This could be achieved by setting flow temperatures to a lower range (e.g. 50–55°C) and trialling lower setpoints for regular services. The adjusted heating system would then be supplemented by more responsive, zone targeted electric under pew heating during occupied periods.

**R1**

It is recommended to explore implementation of the 2025 Energy Action Plan proposals for the heating of the church by hybrid means.

**28. ELECTRICAL INSTALLATION**

- 28.1 *The existing electrical metering and distribution equipment is mounted on the wall within the southeast corner of the east vestry. There is separate distribution boards located at various locations across the church. The church supply is single phase.*

*Church lighting is predominantly fluorescent, including fittings in the nave and bell tower. While LED upgrades have been partially implemented, significant areas remain reliant on older, less efficient fittings – the nave for example. Motion sensing controls are absent in rarely accessed areas (e.g., tower, vestry), creating an opportunity for efficiency gains through smarter control.*

- 28.1.1 The last full electrical inspection and test was carried out in January 2025 by CJ Electra Tech Ltd. of Newcastle upon Tyne. The installation was deemed satisfactory.

The following improvements were recommended:

- Small visible signs of corrosion on the Light fittings high level. (External Lighting)  
**Board Reference:** DB Lighting.
- The Heater below the DB is intermittently working, this points to the appliance breaking down. **Board Reference:** DB Heaters.
- Equipment on this distribution board is dated and improvement is recommended, IR testing was not carried out on this sensitive equipment.  
**Board Reference:** DB 4

**M**

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

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

- 28.1.2 The Energy Action Plan produced in 2025 recommended the following with regards the church lighting:

- Upgrade existing lighting to LED fittings. LEDs use significantly less electricity than traditional incandescent, halogen, or fluorescent bulbs, while providing comparable or improved light quality. They also have a much longer operational life, reducing the frequency and cost of lamp replacement.

- Install internal lighting controls, such as passive infrared (PIR) sensors, daylight sensors, or programmable timers, helps ensure that lights are only on when needed. These systems reduce wasted energy by switching lights off automatically in unoccupied spaces or dimming them when sufficient natural light is available. This is especially useful in intermittently used areas such as vestries, corridors, meeting rooms, or toilets.
- Install external lighting controls, such as dusk-to-dawn photocells, motion sensors, or programmable timers, can reduce unnecessary energy use associated with external floodlighting, pathway lights, or signage. These systems ensure lighting is only active during hours of darkness or when movement is detected, while still maintaining appropriate levels of safety and security. Incorporating smart controls also helps reduce light pollution and supports environmentally responsible operation.

**R1**

It is recommended to explore implementation of the 2025 Energy Action Plan proposals for lighting, internally and externally of the church.

## **29. SOUND SYSTEM**

- 29.1 The Church operates a sound reinforcement system that does not include an induction loop for hearing aid users.

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

**M**

It is recommended to carry out sound system testing bi-annually

## **30. LIGHTNING CONDUCTOR**

- 30.1 The existing lightning protection system includes for a single copper down tape to the south elevation of the tower. This installation will not meet current British Standards for lightning protection.

- 30.1.1 The date of the last inspection/test was carried out in July 2022 by Stone technical Services Ltd. The existing installation passed.

**M**

It is recommended that inspection/testing of the lightning conductor installation is carried out every 2 1/2 years by an accredited engineer.

**R2**

- 30.1.2 It is recommended that the PCC approach a suitably qualified and competent engineer to determine the requirement for lightning protection under BS 6651 and BS EN 62305.

## **31. FIRE PRECAUTIONS**

- 31.1 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](http://www.churchcare.co.uk/churches) and [www.ecclesiastical.com/churchmatters/churchguidance/fireguidance](http://www.ecclesiastical.com/churchmatters/churchguidance/fireguidance)

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

|          |                                                                                                                                                                                                       |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>M</b> | 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 250m<sup>2</sup> of floor area.

### 32. ACCESSIBLE PROVISION AND ACCESS

32.1 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.

32.1.1 The existing access via the south entrance porch is unsuitable for those individuals who are wheelchair users, the floor to the entrance porch slopes downwards to the south aisle, terminating in two stone steps at the threshold. An accessible entrance is provided at the N side of the church via the vestry.

There are sound re-enforcement systems and induction loop installed at the church to benefit those who are hard of hearing.

There is no accessible WC. Natural and artificial light levels appear adequate.

|           |                                                                                                                                                           |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>R1</b> | It is recommended to assess the viability of providing level access via the S entrance porch, integrating a vertical lifting platform within the S aisle. |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|

|           |                                                                                       |
|-----------|---------------------------------------------------------------------------------------|
| <b>R2</b> | 32.1.2 Assess the viability of creating an accessible WC within the church footprint. |
|-----------|---------------------------------------------------------------------------------------|

### 33. INSURANCE

33.1 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.

## **34. HEALTH AND SAFETY**

- 34.1 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.

## **35. MANAGEMENT OF ASBESTOS IN THE BUILDING**

- 35.1 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](http://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.

## **36. PROTECTED WILDLIFE**

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

Several wildlife species typically found in chapels and chapel burial grounds are protected by legislation under the Wildlife and Countryside Act 1981, under which it is an offence to kill, injure, handle or disturb bats or bat roosts and prosecutable with heavy fines. Approval of Natural England will be required for works in the protected species habitat. This may affect the timing of any proposed repairs.

For general repairs, the presence of bats is most likely to have implications for the timing of works. Natural England may carry out an initial inspection of the building and churchyard free of charge. It is a serious criminal offence to be in breach of parts of this legislation. This is particularly pertinent where roofing works are concerned.

### **37. MAINTENANCE**

- 37.1 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****38 CHURCHYARD**

38.1 The church stands elevated and to the fore, addressing Church Green and Front Street to the south within a rectangular shaped churchyard which then stretches out to the north. An extension to the church grounds exists beyond the historic churchyard core, expanding into large, squared church grounds. The churchyard is open, mainly grassed areas under mature tree cover. A network of stone paths leads from the S to N via the W end of the church.

**39. RUINS**

39.1 There are no known ruins existing within the churchyard.

**40. MONUMENTS, TOMBS AND VAULTS**

40.1 There are numerous burials with table tombs and headstones scattered across the churchyard. To the north side of the church, approx. 13 metres to the west side of the path are located the tombs to Henry Clasper, oarsman and boat builder of Derwenthaugh (1355139) and the tomb to Jane Clasper, mother of Henry (1025136). Each memorial is individually listed at grade II.

40.1.1 The condition of headstones and tombs within the churchyard are of a varying condition and many exhibit defects to the stonework including but not limited to erosion and weathering of carved detail, damaged sections of stonework, collapsed table tombs, buried headstones/tombs, cracked headstones and excessive vegetation growth.

**R4**

A condition assessment of the headstone/tomb condition within the churchyard is desirable to inform a phased approach to their future care, management and repair.

**M**

40.1.2 As a routine item of maintenance, the PCC should make regular checks against the security of all standing headstones and either secure or lay flat and found to be unstable.

**40.1.3 HARRY CLASPER MONUMENT (C.1870)**

*Henry Clasper, oarsman and boat-builder of Derwenthaugh, died 1870. Sandstone. Statue by G. Burn MSA of Henry Clasper on square pedestal, with plinth, string and cornice, bearing inscribed panels; 4 pillars, with bands and carved capitals, to tall octagonal canopy with cusped arches and crocketed gablets. Historical note: Clasper was a famous champion, and racing on the Tyne was a popular spectator sport*

Tomb covered in green algae bloom. Stone deterioration noted to Clasper sculpture and some of the fine carved detail to the canopy.

**R3**

It is recommended that a conservator's report is commissioned on the current condition of the tomb, making recommendations for ongoing maintenance.

**40.1.4 JANE CLASPER MONUMENT (1849)**

*Memorial to Jane Clasper, died 1849. Sandstone. Column in imitation of up-ended racing skiff to the memory of Jane Clasper, mother of Henry; put up by Henry Clasper and his brothers.*

Tomb covered in green algae bloom. Loss of text at base due to delaminating face of stone. Patches of delaminating stone elsewhere.

**R2**

It is recommended that a conservator's report is commissioned on the current condition of the tomb, making recommendations for ongoing maintenance.

**40.1.5 TABLE TOMB C.15M SOUTH OF ENTRANCE PORCH**

A longstanding repair and safety issue in connection with a historic table tomb to the south side of the church. Currently fenced off by the local authority.

**R1**

It is recommended that a stonemason specialist in monument repair is commissioned to prepare a conservation repair strategy.

**41. BOUNDARY WALLS, LYCHGATES AND FENCING****41.1 North**

Boundary wall is approximately 1m high and is in a satisfactory condition.

**41.2 East**

Boundary wall appears to be well maintained, in a satisfactory condition.

**41.3 South**

Boundary wall on the south side of the churchyard is a retaining wall, the ground being some 1.5 metres higher than that on the south face, the wall having a large stone coping topped with wrought iron railings and having two stone piers with steps up to a pedestrian entrance up towards the church.

There has been a longstanding issue with bulging of the south wall. Two perpendicular buttresses have been built and now form a central flowerbed. The bulging wall has created an open joint below the coping. Stonework is in a sound condition; repointing is required and there is some deterioration of the stonework. Occasional delamination of coping stones noted. Central feature atop wall is stone memorial to Rev. H B Carr. Wrought iron railings generally in sound, satisfactory condition, occasional areas of rust jacking.

**R2**

It is desirable to carry out masonry repairs to the south boundary wall.

**41.4 West**

The return boundary retaining wall from the south side terminates at the end of the cul-de-sac known as Church Chare, from where there is a wide opening leading to the main footpath approach to the church entrance. Apart from evidence of localised retention bulging and occasional stone deterioration the wall is in a satisfactory condition.

The boundary stone wall continues alongside the rectory where it raises over 2 metres in height. Constructed from random stone to the east face and English bond brickwork to the west, with extensive cement profiled coping.

A metal gate exists in the boundary connecting to the rectory grounds.

Beyond the rectory the boundary wall is backed by housing development, here the stone wall is lower and is stepped approximately 1-1.5 metres in height. This wall is in a sound satisfactory condition.

## **42. TREES AND SHRUBS**

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

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

**R2**

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

## **43. HARDSTANDING AREAS**

- 43.1 Paving within the grounds is generally sandstone flagged with a riven textured finish. A path runs along the south side of the churchyard in an east-to-west direction, at the southeast corner a stepped access into the churchyard follows a footpath tracking northwest intersecting with a path which runs parallel to the south side of the church. A second path, much used by the public, runs past the west end of the church and towards the north it links with the east-to-west path which has an entry through the west boundary wall onto Church Chare. Nearer to the church but crossing the north path is a tarmac path with access into the rectory grounds on west side. The path on the north side of the church was replaced in 2000 with a new path and ramp giving level access into the rear vestry corridor. This section of path has a honed finish and as such is slippery in cold and wet weather.

**R1**

It is recommended that the surface of the honed stone access path to the vestry is treated applied to remove the current slip and trip hazard.

## **44. MISCELLANEOUS**

- 44.1 *Noticeboard*  
Existing timber noticeboard to south elevation adjacent to churchyard has finish deteriorating to frame and posts. PCC are looking to provide new updated noticeboard at new location, southwest corner adjacent to church.

**R1**

Install new noticeboard.

**RECOMMENDATIONS**

**R0**

Urgent works requiring immediate attention.

| QI Ref. | Recommendations                                                                                                                            | Budget Cost (£)  |
|---------|--------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 3.1.1   | <i>Roof Covering - Nave</i>                                                                                                                |                  |
|         | It is recommended that the north parapet gutter is checked by a local, experienced roofing contractor.                                     | n/a              |
| 3.4.2   | <i>Roof Covering – North Aisle (Outer)</i>                                                                                                 |                  |
|         | It is recommended that the outlet positions to the north edge are checked by a local, experienced roofing contractor.                      | Incl. item 3.1.1 |
| 3.8.1   | <i>Roof Covering – East Vestry</i>                                                                                                         |                  |
|         | It is recommended that the outlet positions to the northeast and southeast corners are checked by a local, experienced roofing contractor. | Incl. item 3.1.1 |
| 4.1.1   | <i>Rainwater Goods - Nave</i>                                                                                                              |                  |
|         | It is recommended that the downpipe (west) to the south elevation is checked for defects by a local, experienced roofing contractor.       | Incl. item 3.1.1 |
| 4.4.2   | <i>Rainwater Goods – North Aisle (Outer)</i>                                                                                               |                  |
|         | It is recommended that the gargoyles and lead sleeving are checked for defects by a local, experienced roofing contractor.                 | Incl. item 3.1.1 |
| 6.2.1   | <i>Parapets/Upstand Walls - Chancel</i>                                                                                                    |                  |
|         | It is recommended that the east gable water tabling is checked for defects by a local, experienced roofing contractor.                     | Incl. item 3.1.1 |
|         |                                                                                                                                            |                  |

**R1**

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

| QI Ref. | Recommendation                                                                                                                                            | Budget Cost (£)  |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 3.4.1   | <i>Roof Covering – North Aisle (Outer)</i>                                                                                                                |                  |
|         | Carry out identified roof repairs by a local, experienced roofing contractor.                                                                             | 00,250.00        |
| 4.1.1   | <i>Rainwater Goods - Nave</i>                                                                                                                             |                  |
|         | It is recommended that the downpipe (west) to the south elevation is checked for defects by a local, experienced roofing contractor.                      | Incl. item 3.1.1 |
| 4.4.1   | <i>Rainwater Goods – North Aisle (Outer)</i>                                                                                                              |                  |
|         | Carry out identified downpipe repairs by a local, experienced roofing contractor.                                                                         | 00,250.00        |
| 4.5.1   | <i>South Aisle</i>                                                                                                                                        |                  |
|         | Carry out identified downpipe repairs, refurbish and redecorate by a local, experienced roofing contractor.                                               | 2,000.00         |
| 6.6.2   | <i>Parapets/Upstand Walls – Vestry</i>                                                                                                                    |                  |
|         | It is recommended to repoint the chimney stack in a lime-based mortar.                                                                                    | 1,000.00         |
| 8.2.1   | <i>Doors – Chancel Priest's Door</i>                                                                                                                      |                  |
|         | Carry out refurbishment of chancel priest's door.                                                                                                         | 0,500.00         |
| 8.3.1   | <i>Doors - Vestry</i>                                                                                                                                     |                  |
|         | Carry out refurbishment of vestry door                                                                                                                    | 0,500.00         |
| 8.4.1   | <i>Doors – West Tower</i>                                                                                                                                 |                  |
|         | Refurbish weatherboard                                                                                                                                    | 0,100.00         |
| 19.1.2  | <i>East Vestry</i>                                                                                                                                        |                  |
|         | Carry out fabric assessment of existing WC and make both insulation and ventilation improvements.                                                         | 0,750.00         |
| 27.1.2  | <i>Heating Installation</i>                                                                                                                               |                  |
|         | It is recommended to explore implementation of the 2025 Energy Action Plan proposals for the heating of the church by hybrid means.                       | 20,000.00        |
| 28.1.2  | <i>Electrical Installation</i>                                                                                                                            |                  |
|         | It is recommended to explore implementation of the 2025 Energy Action Plan proposals for lighting, internally and externally of the church.               | 10,000.00        |
| 32.1.1  | <i>Accessible Provision and Access</i>                                                                                                                    |                  |
|         | It is recommended to assess the viability of providing level access via the S entrance porch, integrating a vertical lifting platform within the S aisle. | 50,000.00        |
|         |                                                                                                                                                           |                  |

| QI Ref. | Recommendation                                                                                                                                 | Budget Cost (£) |
|---------|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
|         |                                                                                                                                                |                 |
| 40.1.5  | <i>Table Tomb c.15m South of Entrance Porch</i>                                                                                                |                 |
|         | It is recommended that a stonemason specialist in monument repair is commissioned to prepare a conservation repair strategy.                   | 01,800.00       |
| 43.1    | <i>Hardstanding Areas</i>                                                                                                                      |                 |
|         | It is recommended that the surface of the honed stone access path to the vestry is treated applied to remove the current slip and trip hazard. | 03,000.00       |
| 44.1    | <i>Miscellaneous – Noticeboard</i>                                                                                                             |                 |
|         | Install new noticeboard.                                                                                                                       | 02,000.00       |
|         |                                                                                                                                                |                 |

**R2**

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

| <b>QI Ref.</b> | <b>Recommendations</b>                                                | <b>Budget Cost (£)</b> |
|----------------|-----------------------------------------------------------------------|------------------------|
|                |                                                                       |                        |
| 4.2.1          | <i>Rainwater Goods - Chancel</i>                                      |                        |
|                | It is recommended that the cast iron rainwater goods are refurbished. | 10,000.00              |
| 4.6.1          | <i>Rainwater Goods - Vestry</i>                                       |                        |
|                | It is recommended that the cast iron rainwater goods are refurbished. | Incl. item 4.2.1       |
| 4.7.1          | <i>Rainwater Goods – Organ Chamber</i>                                |                        |
|                | Refurbish cast iron gutter by local, experienced roofing contractor.  | Incl. item 4.2.1       |
| 4.8.1          | <i>Rainwater Goods – East Vestry</i>                                  |                        |
|                | Refurbish cast iron gutter by local, experienced roofing contractor.  | Incl. item 4.2.1       |
| 6.1.1          | <i>Parapets/Upstand Walls - Nave</i>                                  |                        |
|                | Lift, rebed and repoint water tabling all in a lime-based mortar.     | 02,500.00              |
| 6.2.2          | <i>Parapets/Upstand Walls – Chancel</i>                               |                        |
|                | Lift, rebed and repoint water tabling all in a lime-based mortar.     | 05,000.00              |
| 6.4.1          | <i>Parapets/Upstand Walls – North Aisle (Outer)</i>                   |                        |
|                | Lift, rebed and repoint water tabling all in a lime-based mortar.     | 00,750.00              |
| 6.6.1          | <i>Parapets/Upstand Walls - Vestry</i>                                |                        |
|                | Lift, rebed and repoint water tabling all in a lime-based mortar.     | 02,000.00              |
| 6.7.1          | <i>Parapets/Upstand Walls – Organ Chamber</i>                         |                        |
|                | Lift, rebed and repoint water tabling all in a lime-based mortar.     | 02,000.00              |
| 7.2.1          | <i>Walling – Chancel</i>                                              |                        |
|                | Prepare masonry and repointing specification and carry out repairs.   | 02,500.00              |
| 7.4.1          | <i>Walling – North Aisle (Outer)</i>                                  |                        |
|                | Prepare masonry and repointing specification and carry out repairs.   | 00,750.00              |
| 7.6.1          | <i>Walling – Vestry</i>                                               |                        |
|                | Prepare masonry and repointing specification and carry out repairs.   | 06,500.00              |
| 7.8.1          | <i>Walling – East Vestry</i>                                          |                        |
|                | Prepare masonry and repointing specification and carry out repairs.   | 00,500.00              |
| 8.1.1          | <i>Doors – South Entrance Door</i>                                    |                        |
|                | Carry out refurbishment of S entrance door.                           | 00,750.00              |
|                |                                                                       |                        |

| QI Ref. | Recommendations                                                                                                                                                          | Budget Cost (£)   |
|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 12.1.1  | <i>Nave</i>                                                                                                                                                              |                   |
|         | Carry out redecoration in a breathable clay paint once any external defects are corrected and an appropriate 'drying out' period has elapsed.                            | 15,000.00         |
| 12.1.2  | <i>Nave</i>                                                                                                                                                              |                   |
|         | Consider renewal of nave dais carpet.                                                                                                                                    | 02,500.00         |
| 13.1.1  | <i>Chancel</i>                                                                                                                                                           |                   |
|         | Carry out redecoration in a breathable clay paint once any external defects are corrected and an appropriate 'drying out' period has elapsed.                            | Incl. item 12.1.1 |
| 15.1.1  | <i>North Aisle (Outer)</i>                                                                                                                                               |                   |
|         | Carry out redecoration in a breathable clay paint once any external defects are corrected and an appropriate 'drying out' period has elapsed.                            | Incl. item 12.1.1 |
| 17.1.1  | <i>Vestry</i>                                                                                                                                                            |                   |
|         | Carry out redecoration in a breathable clay paint once any external defects are corrected and an appropriate 'drying out' period has elapsed.                            | 02,000.00         |
| 17.1.2  | <i>Vestry (Window)</i>                                                                                                                                                   |                   |
|         | Prepare masonry and repointing specification and carry out repairs.                                                                                                      | Incl. item 7.6.1  |
| 19.1.1  | <i>East Vestry</i>                                                                                                                                                       |                   |
|         | Carry out redecoration in a breathable clay paint once any external defects are corrected and an appropriate 'drying out' period has elapsed.                            | 02,000.00         |
| 20.1.1  | <i>West Tower</i>                                                                                                                                                        |                   |
|         | Carry out refurbishment of timber flooring.                                                                                                                              | 01,200.00         |
| 25.1.2  | <i>Memorials, Plaques – Gill (c.1802)</i>                                                                                                                                |                   |
|         | It is recommended to make a record of the memorial before any further loss of fabric and/or inscription.                                                                 | 00,900.00         |
| 30.1.2  | <i>Lightning Conductor</i>                                                                                                                                               |                   |
|         | It is recommended that the PCC approach a suitably qualified and competent engineer to determine the requirement for lightning protection under BS 6651 and BS EN 62305. | n/a               |
| 32.1.2  | <i>Accessible Provision and Access</i>                                                                                                                                   |                   |
|         | Assess the viability of creating an accessible WC within the church footprint.                                                                                           | 25,000.00         |
| 40.1.4  | <i>Jane Clasper Memorial (1849)</i>                                                                                                                                      |                   |
|         | It is recommended that a conservator's report is commissioned on the current condition of the tomb, making maintenance recommendations.                                  | 01,200.00         |
|         |                                                                                                                                                                          |                   |

| <b>QI Ref.</b> | <b>Recommendations</b>                                                           | <b>Budget Cost (£)</b> |
|----------------|----------------------------------------------------------------------------------|------------------------|
|                |                                                                                  |                        |
| 41.3           | <i>Boundary Wall - South</i>                                                     |                        |
|                | It is desirable to carry out masonry repairs to the south boundary wall.         | 04,500.00              |
| 42.1.1         | <i>Trees and Shrubs</i>                                                          |                        |
|                | Check condition of trees within the churchyard by a suitably qualified arborist. | 01,500.00              |
|                |                                                                                  |                        |

**R3**

Work recommended to be carried out within 5 years.

| QI Ref. | Recommendations                                                                                                                                     | Budget Cost (£) |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
|         |                                                                                                                                                     |                 |
| 4.10.1  | <i>Rainwater Goods – South Entrance Porch</i>                                                                                                       |                 |
|         | It is recommended that the stainless steel is painted in a dark grey to mitigate the visual impact of the stainless-steel gutter linings.           | 00,500.00       |
| 9.1.1   | <i>Windows</i>                                                                                                                                      |                 |
|         | It is recommended to replace badly fitted mesh protection to N aisle (outer).                                                                       | 01,000.00       |
| 9.1.3   | <i>Windows</i>                                                                                                                                      |                 |
|         | It is recommended to commission a conservation report on the church windows by a competent and experienced ICON registered conservator.             | 04,5000.00      |
| 23.3.1  | <i>Fixtures &amp; Fittings - Pulpit</i>                                                                                                             |                 |
|         | It is recommended to install a handrail to the pulpit steps.                                                                                        | 01,500.00       |
| 40.1.3  | <i>Harry Clasper Monument (c.1870)</i>                                                                                                              |                 |
|         | It is recommended that a conservator's report is commissioned on the current condition of the tomb, making recommendations for ongoing maintenance. | 01,800.00       |
|         |                                                                                                                                                     |                 |

**R4**

A desirable improvement with no timescale.

| <b>QI Ref.</b> | <b>Recommendations</b>                                                                                                                                             | <b>Budget Cost (£)</b> |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
|                |                                                                                                                                                                    |                        |
| 9.1.2          | <i>Windows</i>                                                                                                                                                     |                        |
|                | It is desirable to carry out conservation clean of glazing by ICON registered stained and plain glass conservator.                                                 | 05,000.00              |
| 22.1.1         | <i>Partitions and Screens – Chancel Reredos</i>                                                                                                                    |                        |
|                | It is desirable to commission a conservator's report with recommendations for ongoing maintenance by an accredited ICON registered conservator.                    | 02,000.00              |
| 23.7.1         | <i>Fixtures and Fittings – Altar Rail (Chancel)</i>                                                                                                                |                        |
|                | It is desirable to commission a conservator's report with recommendations for ongoing maintenance by an accredited ICON registered conservator.                    | 01,000.00              |
| 25.1.1         | <i>Memorials, Plaques – C18 Wall Tablets</i>                                                                                                                       |                        |
|                | It is desirable to commission a conservator's report with recommendations for ongoing maintenance by an accredited ICON registered conservator.                    | 03,000.00              |
| 25.1.3         | <i>Memorials, Plaques – Gill (c.1802)</i>                                                                                                                          |                        |
|                | It is desirable to commission a conservator's report of the memorial plaque by an accredited ICON registered conservator.                                          | 01,000.00              |
| 40.1.1         | <i>Monuments, Tombs and Vaults</i>                                                                                                                                 |                        |
|                | A condition assessment of the headstone/tomb condition within the churchyard is desirable to inform a phased approach to their future care, management and repair. | 06,500.00              |
|                |                                                                                                                                                                    |                        |

This concludes the Quinquennial Inspection Report of  
The Church of St. Mary the Virgin, Church, Chare, Whickham, Gateshead.

A handwritten signature in black ink, reading 'M Atkinson'.

MICHAEL ATKINSON RIBA AABC

**Michael Atkinson Architecture + Heritage**

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