

Church of St. Mary
Barnard Castle
1906



The Care of Churches Measure 1991
QUINQUENNIAL REPORT
October 2019

1.0 General Information

1.1. Name of Church & Archdeaconry

Church of St. Mary, Barnard Castle
Archdeaconry of Auckland

1.2. Name of Adviser, with qualifications.

John Barnes, B.A., B. Arch. RIBA AABC IHBC EASA

1.3. Address and contact details of Adviser

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1.4. Dates of Inspection :

10.09.19: warm and sunny
02.10.2019 : bright and cold after frost.
14.10.2019: overcast and dry.

1.5. Date of previous inspection:

07.2014: by Christopher Cotton, Purcell.

1.6. Brief description of the building

The church stands on the east side of the A67 Darlington-Bowes road immediately south of the Barnard Castle –Whorlton road at a height of 158m AOD (Photo 1).

Building commenced around 1130 by Bernard de Baliol as a Nave and long Chancel. The North Aisle was added around 1180. The South Aisle and a low Tower around 1300, and the North Transept in 1380. The aisle and North Transept were widened in 1480 when the walls of the Nave and Chancel were raised beneath new roof structures. In 1814 the Nave floor was lowered 600mm, south wall of Chancel was re-built and east window renewed. In 1873 - 74 much of the glazing, including the clerestory, was replaced and the Tower was re-built. The Vestry was constructed 1908. Between 1983 and 1992 the Chancel, Nave, aisle and Transept roofs were re-covered using stainless steel. In 2004 new steps and gantry were added to the Ringing Room, in 2007 a new organ and server were installed at the west end, in 2010 raised pew platforms were removed from the Nave and the font lowered. In 2012 a dry rot outbreak was treated in the North Transept, and new lighting was installed. In 2013 a new internal entrance lobby and WC was installed. In 2016 the Tower roof was replaced and drainage repairs were carried out on the north side.

Walls are constructed in a local soft buff-coloured sandstone of variable quality and durability.

1.7. General condition of the building

Well maintained and generally in good order except for structural movement in west window, localised stone erosion, water entry through eroded mortar in Tower, west window and south clerestory windows, blocked gutter over north chapel which is causing decay of plaster beneath, and blocked drains to south and east. All repointing is cement based and this is contributing to the stone erosion. Several windows including on the clerestory are in poor condition.

1.8. Safety aspects of the building

1. Loose clerestory glazing south side is in danger of falling out.
2. Only authorised personnel should have access to roof areas and ringing chamber.

1.9 Listing category

Grade I and within Conservation Area



List Entry Number:1218277

Date first listed:24-Feb-1950

Date of most recent amendment:28-Nov-1994

BARNARD CASTLE

Parish church. C12-C14 with Perpendicular windows. Alterations c1680 when south porch removed; 1814 repairs included renewal of east window, rebuilding south wall of Chancel removing 4 lancets; 1868-70 repairs: closing of west door, removal of galleries, rebuilding east end of north arcade and east window, and insertion of new clerestory windows by FRN Haswell of North Shields; 1873-4 restoration by CH Fowler included rebuilding tower. 1908 restoration and enlargement of Chancel in 1908 by A Jackson; St Margaret chapel by JC Smith dedicated 1957. MATERIALS: rubble; tower of coursed squared stone, with ashlar dressings; most roof not visible, some with graduated stone slates. PLAN: Chancel with north Lady chapel and Vestry and south organ chamber, aisled nave with transepts, north porch with blocked door, north-west tower porch, and south door. EXTERIOR: blocked priest's door in east wall of south transept. Diagonal buttresses to Chancel, angle at other corners. North Chancel windows are Norman. Restored Perpendicular tracery in most other windows; 2-centred arches to east window with 5 lights and to original 3-light east window in south transept. Others have straight heads. 5-

stage tower with pointed arch to double boarded north doors, 2-light pointed arch above, blank third stage and clock in fourth; belfry with paired louvred 2-centred arches; pinnacles to angles and sides. Late C12 south door of 3 orders with zigzag and nailhead mouldings. Battlements to all roofs except Vestry, most low-pitched. INTERIOR: 6 steps up to Chancel with partly restored Perpendicular arch, with double hollow chamfers with Tudor flowers, on responds with battlemented abaci; head-stopped hoodmould. Deep splays to round-headed north windows; panelled walls with wrought-iron fittings. Rood-loft door and corbels. Nave 3-bay north arcade lengthened to 4 bays, with round arches on round piers, with square capitals, 2 with spurs, half-octagonal west respond and east corbel shaft. 4-bay south arcade with hoodstring to double chamfered 2-centred arches on octagonal piers. Low pitched roof, restored with cusped ridge in nave; original Chancel roof. North transept has piscina high in east wall; niche containing sculpture of man and swine, perhaps St Anthony - which was removed from the south corner of Newgate to Spring Lodge and thence here. Tall, wide, octagonal font of fossil carboniferous limestone, said to be Teesdale 'marble', with alpha and omega and elaborate mason's marks carved on sides. Blocked north door has double-chamfered pointed arch with broach stops, abaci with incised zigzag, and inserted window dated 1864. MEMORIALS: north transept has C14 effigy of Robet de Morton, vicar of Gainford, with bird, lion and chalice; traceried wood tower screen is WWI memorial. North aisle has 1899-1902 South African War memorial to the 3rd Militia Battalion D.L.I., signed Keswick School of Industrial Arts, with low relief bronze and enamel plaque in marble frame. Many other high quality memorials, especially those transferred to tower which include large monument with Perpendicular canopy over female figure, to Sir John Hullock, judge, 1767-1829, signed Westmacott; and others by Green of Newcastle, Jopling of Gateshead, Skelton of Yorkshire, Ross of Richmond. STAINED GLASS: much high quality C19 stained glass, including some in style of Kempe in Chancel; c1912 north transept window to F Cullis and E Richardson, with delicate quarries, flowers, fruit and sweeping skies; c1878 north aisle window, south transept window has grisaille with inset brilliant pictures; c1890 south aisle west window to T Richardson: Christ Preaching, with fine faces, tree, lake, sky. (Typescript notices inside church).

Listing NGR: NZ0507516276

1.10 Specific limitations of the report.

For General Limitations see also Appendix A; Explanatory Notes

Access was gained all roofs except Vestry and Former North Porch, otherwise roofs were viewed from the ground externally, and from within the church. The following inaccessible parts were excluded from the inspection:

1. Voids below the floor
2. Concealed voids within roofs, especially at the eaves

The inspections were visual and non-destructive. There was no opening up of the structure: those parts of the structure which were not exposed or inaccessible have not been inspected and it is not possible to report that any such part of the building is free from defect.

Drainage, water and electricity have not been tested.

This report has been prepared for the purpose of the Care of Churches Measure 1991. Contents may be disclosed to other professional advisors but it is **not** intended as a specification for repair works, and no responsibility is accepted for a third party. When the PCC is ready to proceed with any of the recommended repairs the Inspecting Architect should be asked to prepare a Schedule of Work and Specifications on which DAC consent and quotations from suitably qualified contractors can be sought.

Where information has been supplied to the inspector this is assumed to be correct.

1.11 Schedules of Work completed since the previous report.

- | | |
|------|--|
| 2016 | Tower roof re-leaded
Drainage adjacent North Chapel
Organ tuning
Tree assessment and minor branch removal |
| 2017 | Organ tuning
Electrical test
Sound system upgrade |
| 2018 | Glazing repairs to Chancel south and above Vestry door
Organ tuning |
| 2019 | Replace boilers
Organ tuning
Clock service |

1.12 Work outstanding from the previous report

1. Clearing of drainage system south side.
2. Repoint open mortar joints on Tower.
3. Repoint/consolidate Nave west wall and parapet.
4. Replace iron ladder fixings with stainless steel, and re-decorate.
5. Redecorate wall below west window.
6. Replace broken section of perimeter channel.
7. Replace corroding galvanised window mesh with black polyester powder-coated mesh.
8. Repair lead downpipes.
9. Remove rusting scaffold lugs.
10. Repair window and masonry surround sVI.
11. Consider replacement of 2No, weathered hoodmould sections to south door.
12. Repoint section of lower Chancel east wall.

1.13 Log Book

Log book provided for inspection.

2.0 Recommendations for Repair/Renovation

Please note that the estimates given below are approximate and based upon prices at the time of the Report (excluding professional fees and VAT). Some may be dependent upon further investigation, on who carries out the work, on how much is commissioned at one time, and whether any is done voluntarily. The PCC is advised to have full specifications prepared by the quinquennial architect and to obtain firm quotations from reputable tradesmen familiar with church conservation work.

2.1 Urgent Works requiring immediate attention

Budget Cost £

1. Remove jackdaw twigs and debris from roof gutters	100
2. Repair slipped slates on Vestry	100
3. Clear blockages from drains, repair stone channels and grating	6600
4. Repair leak on boiler valve, improve fire separation and improve ventilation to former boiler room	200
5. Improve ventilation to remove foisty smell in kitchen	300
6. Make leaning headstone safe	50
7. Patch repoint window cill E and North Transept wall	500

2.2 Works recommended to be carried out during the next 12 months

1. Install replacement Tower hatch	800
2. Stabilize west window masonry and repoint west wall	25000
3. Repoint Tower	40000
4. Re-glaze south clerestory and repair masonry surrounds SII - SV	30000
5. Eradicate ivy growth on South Transept	50
6. Repair and repaint former boiler room door and Ringing Room door	1000
7. Re-glaze Tower north window and replace guards at nXI	5000
8. Re-glaze Tower Ringing Room window	2000
9. Improve ladder access into belfry	4000
10. Tree survey (by Council)	-

2.3 Works recommended to be carried out during the next two years

1. Replace 2No. steel ladders and refurbish 2No. steel ladders	4000
2. Repair 2No. lead RWP to south clerestory and 1No. on Chancel	900
3. Replace 3No. steel ventilators which are damaging masonry	1400
4. Re-glaze South Aisle window sVI, repair masonry surround and replace guards	13000
5. Re-oil oak doors and paint hinges	600
6. Lightning conductor test	300
7. Electrical test	500

2.4 Works needing consideration within the next five years

1. Increase diameter of South Aisle RWP	1000
2. Repaint cast iron RWP and fencing	1000
3. Repoint Chancel south and repair masonry	19000
4. Repoint South Transept buttress, North Transept, and other small areas	8000
5. Restore North Transept window and replace guards nVI	7000
6. Refurbish Clock Floor ceiling and treat woodworm in Tower	4000
7. Localised redecoration after repairs and repointing	1000

2.5 Works needing attention in the long term

1. Remove corroding scaffold plugs	5000
2. Re-glaze west window and replace guards	30000
3. Repointing programme for remaining areas to remove cement mortar	20000
4. Restore north clerestory NII – NIV and east vestry windows ni & nii	22000
5. Repair bells 3 & 4	10000
6. Repair and repoint section of east and west boundary walls	5000
7. Repair south door surround	10000
8. Repair South Aisle window surround sVII	1500

2.6 Works required to improve the energy efficiency of the structures and services.

1. No measures were considered cost effective.

2.7 Works required to improve disabled access.

1. No improvements were considered necessary

3.0 External Elements

3.1 Roof Coverings

1. TOWER

Shallow pyramidal lead roof with lead rolls discharges into 450mm wide stepped lead perimeter gutters and a single 300 x 450mm sump outlet on southeast corner. Lead ventilators in southwest and northeast corners, all flashings in place, though lead 'hatch' is too heavy to manhandle. All renewed in 2016 and in excellent condition (Photo 2).

Centrally positioned flagpole secured to steel tabernacle with lead flashings and upper steel drip flashing: all in reasonable condition (Photo 2).

2. NAVE

Shallow double pitch with standing seam stainless steel sheets falling to 200 -450mm wide stainless steel parapet gutters. South has 2No. outlets, north has 3No. outlets, general light debris build up and slight ponding in gutters at west end (Photo 3).

Standing seams at 350mm centres with capped ventilated joints at 3500mm, seam ends north side at eaves have been retrospectively sealed with mastic. Some impact damage to cover sections and deep indent mid-way south side (Photo 6), otherwise appears in good condition.

Lead cover flashings intact though these are loose west side where joints have been sealed with upto 40mm width of mastic pointing.

Jackdaw twig build-up west side against Tower (Photo 7).

3. CHANCEL

Shallow double pitch with standing seam stainless steel sheets falling to 200 - 450mm wide stainless steel parapet gutters. Similar to Nave except single outlet to north and south: both nearly blocked with debris (Photo 3).

Localised impact damage, otherwise appears in good condition.

4. NORTH TRANSEPT

Shallow, double pitch with stainless steel sheets falling to 300mm wide stainless steel parapet gutters to east, north and west. Single outlet to east (Photo 9).

Ventilated standing seams at 400mm centres, uneven alignment owing to sag in roof structure and 2No. loose cappings (Photo 10). All lead flashings intact; good condition.

5. NORTH AISLE

Shallow single pitch with stainless steel sheets falling to 600mm wide stainless steel north parapet gutter with single outlet also receiving discharge from North Transept (Photo 9).

Ventilated standing seams at 400mm centres.

All lead flashings intact.

Light debris build up including jackdaw twig piles, otherwise in good condition.

6. NORTH CHAPEL

Shallow single pitch with stainless steel sheets falling to 200mm wide stainless steel north parapet gutter with single outlet also receiving discharge from Vestry, Chancel and North Transept.

Ventilated standing seams at 400mm centres, moss-covered some creasing 5th bay from east, otherwise good condition.

All lead flashings intact though remedial paint finish to west indicates previous leak.

Gutter completely blocked with debris and saplings (see 4.9.1), (Photo 8).

7. VESTRY

Double pitch roof at 45° with Westmorland slate to eaves gutters east and west. Lead abutment to Chancel west side, recent mortar fillet east side. Roll top stone ridge and stone gable coping with foliate cross to north. Slipped under eaves course and 4No. broken lower slates to west, slipped narrow slate to east, otherwise in reasonable condition.

8. SOUTH TRANSEPT

Shallow double pitch with stainless steel sheets falling to 400mm wide stainless steel parapet gutter to east and west. Single outlet east side, west discharges into South Aisle.

Ventilated standing seams at 400mm centres.

All lead flashings intact though there is cracking of mortar above perimeter flashings and remedial paint system has been used over north flashing to clerestory, indicating a previous leak.

Light debris accumulation otherwise in good condition.

9. SOUTH AISLE

Shallow single pitch with stainless sheets falling to 450mm wide stainless steel north parapet gutter with single outlet also receiving discharge from Nave and South Aisle.

Ventilated standing seams at 400mm centres, ends retrospectively sealed with mastic above gutter outlet.

All lead flashings intact though mortar cracked and loose to west, and remedial paint system has been used at north side indicating previous leak.

Good condition.

10. FORMER NORTH PORCH

Double pitch roof at 45° with stone flags and ridge, eaves gutters to east and west. Recent mortar fillets at Nave abutment, stone coping to north is eroded west side otherwise in good condition.

3.2 Pinnacles and parapet upstands

1. TOWER
Slender 200 x 1300mm high crenellated ashlar parapets with intermediate and corner crocketed pinnacles with many copper clamps visible. Stonework in good condition, with inner faces of parapets recently repointed (Photo 2), though external face and joints between pinnacles severely weathered in places.
2. NAVE
200 x 1200mm high crenellated ashlar parapets. Merlons eroded except for C19 to west, several blocks north side severely eroded behind cement pointing. Corroding steel clamps visible on upper surfaces south side. Open joints above structural movement west side. Undercut to former flashing to 50mm depth north side leaves less than 150mm of structural masonry thickness. 2No.lead cappings to north and south.
3. CHANCEL
200 x 800mm height crenellated ashlar parapet to east, and weathered copings to north and south at 160 x 1000mm height. 3No. copper cleats retain southeast corner. 3No. lead cappings to east. Deep socket to top of south capping at west end.
4. NORTH TRANSEPT
160 x 1000mm high weathered copings to east, north and west; fair condition.
5. NORTH AISLE
180 x 1000mm high weathered copings to east; fair condition.
6. NORTH CHAPEL
Recent 220mm high chamfered coping over lead wall head flashing. Excellent condition.
7. SOUTH TRANSEPT
160 x 1100mm high weathered copings. Several merlons severely eroded (Photo 18) though appear serviceable.
8. SOUTH AISLE
160 x 1100mm high weathered copings; fair condition. Open joint at southwest corner may indicate structural movement.

3.3 External walls

1. TOWER
1873 -74 dressed square coursed walling with ashlar features in five stages below parapet. Belfry has pair of 2-light slate louvred openings on each face. Plain string course between each stage, clock faces to south, west and north; cement pointed (Photo 11).

West side has open joints especially perpend at belfry, string courses, second stage and first stage buttresses and quoins. Large 2-light window has soot and rust stains from the steel guard.

North side has eroded stonework to upper stage and parapet, open joints to weathered string courses, first stage buttresses, quoins and individual blocks at low level (Photo 15). Large 2-light window is soot and rust stained from steel guard, stone arch to main entrance below in good condition.

East side has many open joints above second stage especially between belfry voussoirs, upper 1500mm of walling and parapet. General soot and staining.

A 100mmØ lead RWP with large circular lead hopper runs down towards south side and discharges into nave roof gutter. Lower fixings loose.

South side has many open joints at belfry stage, parapet and string courses. Steel scaffold lugs still in place.

Clock faces all appear in good condition.

2. NAVE CLERESTORY

Mid C19th north wall has 3-bay cement pointed ashlar wall divided by 2No. lead capped angled pinnacle bases, with 3No. 2-light traceried windows and hood moulds. Historic settlement apparent in centre where string course and parapet dips 100mm. Soot stained and heavily weathered with eroded tracery and hood moulds, and cracks around steel scaffold-fixing lugs; otherwise in fair condition. 3No. lead spitters discharge through 80mmØ round black-painted UPVC RWP and shoes onto roof below.

East wall has cement pointed rubble stone between mid C19th ashlar quoins and parapet. Open joints between string course, cracking where ladder fixing bolts have corroded, otherwise in reasonable condition. Steel access ladder with 4No. steel bolt fixings is of light section and is severely corroded.

Mid C19th altered south wall has 4-bay cement pointed ashlar wall divided by 3No. angled pinnacle bases, with 4No. 2-light traceried windows and hood moulds. The stone face is in a reasonable condition though tracery and hoodmoulds are severely eroded. Window mullion to west is disintegrating. Window mullion and jamb to east have been damaged by insertion of cast iron hopper. Corbel course at base of wall east side is delaminating in several places.

2No. lead spitters discharge through 100 x 50mm rectangular lead rainwater pipes onto roof below; east has split collar, west is in a poor condition with split bracket (Photo 21) and large hole behind shoe.

Several cracked stones at corroding scaffold (Photo 17) and ladder fixing bolts.

Steel access ladder with 4No. steel bolt fixings is of light section and is severely corroded.

3. NAVE WEST WALL

Early C19th perpendicular 4-bay window with twice-stepped ashlar walling below and upto lower transom, smaller weathered squared stone above, and cornice with late C 19th crenellated ashlar parapet (Photo 12). Eroded mortar (Photo 13).

Structural cracking through tracery and head of window, wall head and parapet. This is also visible at the cill which has cracked and has been displaced downwards to the north. This movement appears to have been caused by the weight of the replacement tower which is more than twice the size of its predecessor.

26-piece galvanised steel mesh guards in reasonable condition.

Broken upper cornice north end, many open joints in lower ashlar, and eroded faces in upper walling which is cement pointed.

Benchmark at 2.1m height.

Buff terracotta air brick at 1.2m height.

4. SOUTH AISLE WEST WALL

Multiple phases of work including recent re-facing in coursed squared stone below raking roofline, small uncoursed rubble above and large stout buttress to south,

Eroded cornice and crenellated parapet which has had its north end infilled and a new capping added. Cement pointing generally in good condition.

400 x 400mm corroded steel air vent fixings are cracking the stone adjacent.

5. SOUTH AISLE SOUTH WALL

Lower half coursed square blocks with uncoursed rubble above. Large stout buttress to west. Infilled former window opening, 2No. large 3-light perpendicular windows with hoodmoulds and recessed C12th arch door between with nook shafts and capitals, cornice and crenellated parapet above (Photo 1). Severely weathered hoodmould and east side of arch, otherwise in reasonable condition (Photo 19).

Lead spitter discharges into single 75mmØ cast iron RWP taking water from more than 30% of total roof area.

Recent unsympathetic re-facing work in squared sawn blocks with edges pitched off. Various mixes of cement repointing.

West window has severely eroded hoodmould and copper mesh guards which are staining the masonry below.

East window has decayed hoodmould returns, west jamb block and delaminating mullion. A single galvanised steel guard obscures the window behind.

South door has 3No. pairs of nook shafts with zig-zag cracking over. Particularly eroded east side of arch and on lower shafts west side.

400 x 400mm steel air vent to east. Pair of iron boot scrapers.

6. SOUTH TRANSEPT WEST WALL

Coursed rubble with stepped southwest corner buttress, cornice and crenellated parapet with redundant stone water spout. Cement surface pointing intact over lime pointing; reasonable condition.

7. SOUTH TRANSEPT SOUTH WALL

Soot stained rubble with stepped buttresses to west and east, plinth and string course, large 4-light perpendicular window with hoodmould continuous with cornice and crenellated parapet over.

Stonework is beginning to decay behind cement pointing, fair condition.

Western buttress has open joints and stone decay to south.

Eastern buttress has open joints and is severely eroded east face.

Central window has replaced lintels, mullion and west jamb, 2-part galvanised steel mesh guard obscuring tracery and is soot stained behind and below.

380 x 380mm iron ventilator and buff terracotta airbrick.

Ivy growth below window sV (Photo 25).

8. SOUTH TRANSEPT EAST WALL

Multiple-phased wall with stepped south buttress, plinth course, 3-light window with hoodmould, infilled door to north, cornice and crenellated parapet over.

Stonework is decaying behind cement pointing and parging 250mm wide in places. Severe erosion of buttress south and north faces.

Eroded mullions and cracked faces to surround.

Copper mesh guards are staining masonry below, upper central guard is missing.

Lead spitter discharges into 65mmØ cast iron rainwater pipe which is beginning to corrode.

9. CHANCEL SOUTH WALL

Coursed, squared rubble rebuilt early C 19th with stepped string course over arched priest door, 3-light perpendicular arched window with hoodmoulds each side, angled buttress and cornice with crenellated parapet over.

Stonework is decaying especially at low level behind cement facings with severe erosion of many individual blocks to 75mm depth since last repointed.

Lead spitter discharges into 90mmØ lead rainwater pipe which runs through string course recess where it changes to cast iron pipe with shoe. Reasonable condition except for missing lower lead bracket.

10. CHANCEL EAST WALL

Ashlar wall with angled buttresses to north and south, large early C 19th 5-light arched perpendicular window with hoodmould, and cornice with crenellated parapet over.

Mortar joints have opened up slightly each side of the window head. Cement pointed with open joints in the string course, hoodmould, buttresses and parapet.

Third course of stonework decaying to 75mm depth since last repointed in cement, otherwise in good condition.

11. CHANCEL NORTH WALL

Coursed rubble wall above North Chapel with 2-light traceried clerestory window, hood mould which collides with cornice and crenellated parapet over.

Window surround and mullion heavily eroded with recent wide lime mortar facings.

Generally cement pointed and in fair condition.

Lead spitter discharges into 90mmØ thin grade lead RWP.

Steel ladder has 6No. steel bolts into masonry; surface beginning to corrode.

12. VESTRY EAST WALL

Early C20th coursed and snecked squared stone with pair of 2-light windows protected by single galvanised steel mesh guards. Single 65mm cast iron downpipe from cast iron ogee gutter on ornate iron brackets in good condition.

Narrow vertical cracking at bulge through centre of wall, cement pointing accelerating decay of some lower stones to 75mm depth since last repointed, otherwise in fair condition.

2No. cast iron airbricks and steel overflow pipe.

Gutter has kink centrally with light corrosion at outlet and brackets.

13. VESTRY NORTH WALL

Early C20th gabled wall in coursed and snecked square stone with 2-light window, hoodmould, buttress to east and 2No. earlier blocked windows indicating two levels of accommodation previously.

Several open mortar joints above hoodmould.

Stonework has many lightly eroded faces. Otherwise in reasonable condition behind cement strap pointing.

14. VESTRY WEST WALL

Early C20th coursed square sandstone with arched ashlar door surround and hood mould.

Stonework is beginning to decay behind cement strap pointing; reasonable condition.

Ogee gutter on iron brackets falls southwards onto North Chapel roof.

15. NORTH CHAPEL NORTH WALL

Rubble sandstone wall with 2-light traceried arched window and hoodmould beneath coping.

Open joints in hoodmould. Tracery and lintel eroding.

Single-piece galvanised steel guard.

Stonework is beginning to decay behind cement pointing, particularly at west end.

Lead spitter discharges through 85mmØ cast iron RWP and anti-splash shoe.

3No. 300 x 215mm cast iron air vents.

16. NORTH TRANSEPT EAST WALL

Multiple phases of rubble walling with 2-light traceried window and hood mould, with offset plinth and buttress to north corner continues above North Chapel with crenellated parapet over.

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Ancient masonry is weathered but generally in a fair condition behind cement pointing. Open horizontal joints beneath the cornice and fractures in tracery may indicate presence of iron cramps. Stonework below hoodmould and to the south of window surround are deteriorating.

Copper mesh guards are staining the masonry below.

Lead spitter discharges through 90mmØ thin grade lead rainwater pipe onto North Chapel roof.

Steel ladder has 4No. steel bolts into masonry; surface being to corrode.

17. NORTH TRANSEPT NORTH WALL

Roughly coursed rubble walling with stepped central buttress, rubble walling with offset plinth, a pair of tall 2-light traceried windows with hoodmoulds, cornice and crenellated parapet over.

Stonework is beginning to decay behind cement pointing and is seriously eroded on cusped window heads, beneath the cornice and west face of buttress.

There are open joints to ashlar buttresses, below west window and at high level below the cornice.

Stone is rust stained from single piece corroding galvanised steel guards.

18. NORTH TRANSEPT WEST WALL

Roughly coursed rubble walling with stepped north buttress, offset plinth, stepped cornice and crenellated parapet over.

Stonework is beginning to decay behind cement pointing and is severely eroded beneath cornice.

There is a cast iron airbrick.

19. NORTH AISLE NORTH WALL

Large rectangular blocks with offset plinth, 3-light window with hoodmould, cornice and crenellated parapet.

Light erosion to masonry behind cement pointing.

Window surround has eroded lintel, otherwise in reasonable condition. Rusting single-piece galvanised steel guard staining stonework below.

Lower offset section of rubble stone has raised cement pointing.

Lead spitter discharges through 115mmØ lead rainwater pipe into cast iron hopper, collecting gutter to former North Porch and continuing down basement steps to anti-splash shoe.

20. FORMER NORTH PORCH

Single-storey, extending down to basement level east side. Former arched north door infilled with walling and high level traceried 3-light window with rusting galvanised steel guard.

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East side has offset plinth, small stone surround and door surround (basement), with 2No. recent stainless steel gas balanced flues and 115mm cast iron gutter.

West side has offset plinth, 2No. drilled stone airbricks, 75mmØ cast iron RWP and 115mm cast iron gutter.

Masonry eroding behind cement pointing on all sides.

3.4 Drainage below ground

1. Informed that *Kwikflow* inspected north drains a few years ago and that these run to mains sewer below carpark. This includes northeast corner of Vestry, though this run is said to be restricted.
2. South side run to soakaways. Drains inspected 02/19 by *Kwikflow*. 3No. were identified as restricted.
3. Dished stone channels run around perimeter of church. These are broken on southwest corner (Photo 23) and have subsided along south and southwest.
4. Broken cast iron grate at gully G1 and plastic grate at G2.
5. 50mmØ plastic sink waste from Kitchen runs with almost no fall behind organ to gully on west side of Tower. Prone to blocking.

3.5 Timber porches, doors and canopies

1. Main entrance on north side of Tower has pair of arched oak frame and ledge plank doors in stone rebate with 2 pairs of heavy iron crook and band hinges, oval pull latch, wooden cased lock and padlocked iron bar internally; good condition.
2. South Aisle door has pair of arched oak frame, ledge and braced plank doors in stone rebates with central hinged section (Photo 19). Ornate iron strap hinges with ring pull, heavy iron bolts and padlocked iron bar internally. Weathered exterior, otherwise in reasonable condition.
3. Vestry has four-plank softwood frame, ledge and cross braced stop-chamfered door in stop chamfered frame with leaded fanlight, iron strap hinges and iron pull, Yale lock and wood cased lock. Grained external face peeling, otherwise in reasonable condition.
4. Former boiler room door below former north porch has softwood plank door and frame painted black. Peeling paint and early stage rot in lower edge and frame, partly caused by accumulation of debris, otherwise in reasonable condition.
5. Chancel has arched pine frame, ledge and diagonally braced, and stop chamfered Priest door with oak planks, iron strap hinges and ring-pull externally and padlock internally. Reasonable condition except for peeling and weathered planks, and poorly fitting applied lower drip rail externally.

3.6 Windows

1. A comprehensive report on the condition of most leaded lights was undertaken by J & R Cooke 06/2017.
2. Many windows have sealed secondary glazing (Photo 22), there are rusting galvanised grilles and some stone surrounds and mullions require repair.
3. There is structural cracking and dislocation through west window.
4. Vestry door fanlight refurbished in 2018 By J & R Cooke.
5. sII & sIII refurbished in 2018 By J & R Cooke.
6. Windows requiring significant work are as follows:
 - sVI requires full restoration and re-leading (Photo 1).
 - nXI requires 3No. panels, re-leading and insitu repairs replaced.
 - nVI requires restoration and re-leading of two main lights.
 - SII –SV in poor condition with loose panes behind external glazing (Photo 22), require re-leading and stone repairs (Photo 16).
 - NII -NIV in fair condition behind external glazing, require re-leading and stone repairs.
 - ni & nII require re-leading.

4. Internal Elements

4.1 Belfry.

1. Roof structure: shallow truss runs E-W with 400 x 180mm cambered lower tie supporting 250 x 180mm principal rafters and 350 x 200mm traverse beam, 300 x 125mm hips and two sets of 120 x 120mm purlins; all in oak. 100 x 50mm rafters at 450mm ctrs and 175mm planks in softwood. All appears dry and in good condition except for where excessively long roll fixings penetrate 35mm below underside.
2. Rubble stone walls deteriorating behind cement surface pointing (Photo 5) with large quantities of sand deposited on ceiling below. Also, eroded lime mortar on the east corner, (Photo 4) otherwise in reasonable condition.
3. Plywood hoppers conceal louvres operated by a pulley system. Gaps where expanding foam has fallen out on southeast corner, otherwise in reasonable condition.
4. Oak frame contains a peal of 8 bells. Timber joints appear tight. Collars are fractured on bells 3 & 4. Advised that the bells are easy to ring and well maintained.
5. Ladder access from Clock Floor has awkward sideways transfer onto Belfry ladder without foot space or a suitable grab rail; this is very unsafe and should be improved.
6. Light on a PIR switch.

4.2 Clock Floor

1. Distempered softwood ceiling has rusting cut nails, is water stained from previous leaks and has recent woodworm activity visible, otherwise in reasonable condition.
2. 1200 x 1200mm southeast corner hatch to belfry is poorly aligned with mis-fitting loose ladder which is difficult to operate.
3. Rubble walls painted white and in reasonable condition except for flaking paint to south.
4. Carpet in reasonable condition.
5. Large glazed case to west housing 1874 clock by Thomas Cooke & Son of York. Maintained by William Potts & Sons of Leeds, card confirms annual service last undertaken 12/06/19.
6. 3No. iron drives to clockfaces west, south and north.
7. Small weights each side with electronic winding. Large iron weights now redundant in northeast corner.
8. 8No. bell ropes run through floor, (1No. Concealed within duct).
9. Hinged southeast hatch down onto Ringing Floor has weighted counterbalance.
10. Emergency lighting, 5No. bulkheads and blower heater.

4.3 Ringing Floor

1. 250 x 75mm ceiling joists at 400mm centres are built into masonry, north and south, appear in reasonable condition. Woodworm damage is visible on underside of floorboards above ladder.
2. Walls white painted and in good condition except for staining of individual stones to west.
3. Pine stair (2004), gantry, gate and lift up floor to access external door; in excellent condition.
4. Carpet in reasonable condition.
5. 5No. C18th/19th commemorative boards, dark coloured at high level. 3No. C20th smaller commemorative boards on east wall relate to bells and staircase.
6. Low level ply-faced door to east covering 800mm circular ventilation opening to exterior.
7. Emergency escape lighting, 3No. wall lights, 2No. blower heaters and monitor screen.
8. 9L water extinguisher.
9. 8No. bell ropes with 1No. continuing with loop down to ground floor.
10. Half-glazed softwood door onto Nave roof is peeling, otherwise in a fair condition (Photo 20).

4.4 Access Stair

1. Circular stone newel runs from external south Tower door upto west side of Ringing Floor. Stone walls, treads and iron hand rail in excellent condition. Slight stone decay on circular vaulted stone ceiling caused by water ingress through defective pointing above.
2. Lighting and small stained glass lights in good condition.

4.5 Roof and ceiling voids

There are no ceiling voids.

4.6 Roof structures and ceilings

1. Nave has 9No. cambered beams on corbel stones with sprocketed posts except for 2No. south side which correspond with clerestory windows (Photo 26). Heavy ridge and pair of purlins support wide flat rafters at close centres with pine boarding over. All dark-stained except boarding which is mid brown, and appear in good condition.
2. Transept roofs similar to Nave but without posts.
3. Aisles have wall plates over corbel stones with principal rafters at around 2m centres supporting single purlin and wide flat rafters at close centres with pine boarding over. All dark-stained except boarding which is mid brown, and appear in good condition.
4. Chancel has 6No. moulded cambered beams with octagonal corbel stones and sprocketed posts with ridge and pair of purlins, wide flat rafters and pine planks (Photo 27); all dark stained and appear in good condition.

5. Vestry has single raised collar truss and pair of purlins all stop chamfered with inclined boards, all in pine, stained mid- brown and in good condition. Roof appears uninsulated.
6. North chapel has moulded principal rafters on small stone corbels at 1.1m centres with moulded purlin, wide flat rafters at close centres and boarded soffit, all painted white and in good condition (Photo 28).

4.7 Internal structures, arcades, upper floors, balconies, access stairways

1. Ashlar arcade.

4.8 Partitions, screens, panelling, doors and ironmongery, emergency means of escape.

1. Glazed light oak screen lobby, and entrance foyer (2013) with oak seating, radiator housings and cupboards; all in excellent condition.
2. Matching glazed screen to North Chapel (2013) in excellent condition except for door binding.
3. Medium oak panelled memorial lobby (1914-1918) to South Aisle doors with pair of doors and side panels each with two lights of stained textured glass in ornate carving. Rolls of honour east side. Relocated (?) with replacement side panels. Good condition except for loose glass on door panels.
4. Choir stalls have mid oak panelling to 1600mm with centre rail and dentil mould; good condition.
5. Sanctuary has mid-oak panelling to 1500mm with dentil mould and banks of 4No. carved panels each side of altar. Small panel door inserted north side to house safe, good condition.
6. Carved oak altar rail with pair of small carved gates on brass parliament hinges, good condition.
7. 300mm high ornate carved oak screen to west end of Chancel forming low balustrade to 1200mm drop each side of staircase. Good condition though there is a fall risk for people unfamiliar with the layout (Photo 27).
8. Vestry has arched pine frame, ledge and diagonally braced door to match priest door opposite, with iron ring pull, strap hinges and Yale lock; in good condition.
9. Means of escape restricted by internal locks on Vestry. Priest door and South Aisle doors. Provision should be made for removing locks during services.

4.9 Ground floor structure, timber platforms.

1. Circulation routes in aisles, Nave and Chancel are insitu concrete with dated geometric feature tiles and borders (Photo 26). Heavily waxed, otherwise generally in good condition.
2. Suspended pew floors are finished flush, stripped pine boards are in reasonable condition except for nail staining which indicates damp beneath.
3. Choir stalls raised 70mm with pine boards on 100x 75mm oak joists at 400mm centres over 500mm wiring void over concrete sub-floor: good condition.

4. Geometric oak boards laid as labyrinth in South Transept over battens (2008) on solid base. Heavily lacquered, slight unevenness owing to expansion of boards, otherwise in good condition.
5. Red carpet to Sanctuary and Chancel steps in good condition (Photo 27).

4.10 Internal finishes

1. Exposed sandstone on arcades, window and door openings, otherwise white painted plaster. Paint is generally in good condition except for beneath west window, below window head in North Chapel (Photo 28), at low level in North Aisle and North Chapel and in Vestry store where water damaged and peeling.
2. Previous Report highlighted that third truss post from east north side had gap to wall.
3. South clerestory has noticeable outward lean. Previous Report highlighted that open joints were visible behind truss posts 1, 2 & 4 from east.
4. East arcade column south side has many narrow vertical cracks with 2No. tell-tales.
5. Stone cill to South Transept (sV) window is delaminating.
6. Concrete beam between North Aisle and North Transept.
7. Piscina high in North Transept east wall.
8. Piscina in South Transept south wall.

4.11 Fittings, fixtures, furniture and movable articles.

1. Pitch pine pews are loose, allowing relocation, though some of the larger ones are damaged. Brass umbrella holders and red upholstery in good condition.
2. Ornatly carved mid-oak pulpit c.1925 in excellent condition over stone plinth (Photo 27).
3. Panelled mid-oak choir stalls and clergy stalls, upholstered and in good condition.
4. Pair of mid-oak matching Sanctuary chairs in good condition.
5. Polished brass eagle lectern c.1879: in good condition (Photo 27).
6. Ornatly carved black oak altar table with wedged frontal panel in good condition.
7. Stackable folding oak chairs kept on wheeled stands; excellent condition.
8. Large octagonal Eggleston marble font in North Transept; fair to good condition.
9. Memorial timber cross (1969) presented by 6th Infantry Brigade.
10. Durham Light infantry flags in North Transept in good condition, those in North Aisle in poor condition.

4.11 WCs kitchens and vestries.

1. Vestry has carpet over timber floor, frontal cupboard, 2No. curtained robes, timber lobby with warped internal door, 3No. large double convector radiators, electric organ and drum kits, speaker, 4No. safes, vestment chest, church brasses and 3No. stacks of chairs; all in reasonable condition. Store room to west has free-standing safe, spur shelving, files, tables, ladders etc. all dry but paint peeling on east and north walls.
2. Purpose-made concealed kitchen (2007) behind 2No. pairs of bi-fold light oak doors is in reasonable condition though there is a foisty smell, twisting and bloom on oak panels indicating damp. This could be in part due to moisture vapour from 2No. water heaters. Improved ventilation should be considered.
3. Wheelchair accessible WC (2013) off vestibule in former North Porch with flower sink, hot air drier; good condition.

4.12 Organs and other instruments.

1. Electric organ and speakers concealed in light oak casing at west end of Nave in lockable case (2008).
2. Serviced annually and said to function well.

4.13 Monuments, tombs, plaques etc.

1. Large bronze embossed Durham Light infantry memorial in black marble surround South Aisle, tarnished, otherwise good condition.
2. Small brass Bowes plaque in South Transept, tarnished, otherwise reasonable condition.
3. Marble Bircham memorial in North transept, good conditions.
4. Small brass Callis plaque in North Transept; good condition.
5. Remnants of grave slabs and C14th effigy of Robert de Morton set into recess in North Transept.
6. Many stone and many Alabaster monuments repositioned in lower stage of Tower including that to Sir John Hullock; all appear in good condition.

5. Services

5.1 Services installations generally

Brief visual inspection only. No services have been tested

5.2 Heating installation

1. 36No. large flat-fronted double convector steel radiators line perimeter walls of transepts, aisles, west end of Nave and Vestry, and behind altar, fed from variously sized steel flow & return pipework. Generally in good condition though paint is peeling from 1No. in North Aisle.

5.3 Gas installation

1. 2No. balanced flue wall-mounted boilers in WC replaced by Scott Bros. October 2019.
2. Gas meter housed in former boiler house below WC. Only single ground vent north side; does not appear to provide sufficient ventilation.
3. Duct between boiler house and WC not fire sealed.
4. Leak on valve below south boiler within cupboard.

5.4 Electrical installation

1. Lighting from spotlights beneath arcades and flood lights from high level, separately electronically switched from key pad adjacent Vestry.
2. Lights in Chancel are noisy.
3. Last tested 09/17 and recorded as good.

5.5 Water installation

1. Not located

5.6 Oil installation – none

5.7 Sound system

1. Upgrade carried out by Tony Atkinson 2017; said to function well.

5.8 Lightning conductor

1. Recent round aluminium conductor runs down south side of Tower and north side of west window to earth rod below plastic cover in grass.
2. Date of last test: 2017

5.9 Fire precautions

1. 2kg CO₂ extinguisher in Vestry Lobby, and adjacent south doors.
2. 9L water extinguisher adjacent pulpit, south doors, north vestibule and on Ringing Floor
3. Extinguishers last inspected 09.18

5.10 Asbestos

1. None seen

6. Curtilage

6.1 Churchyard

1. Large closed churchyard managed by Council

6.2 Ruins

1. Grave marker stones are tightly spaced in rows south to east. None are leaning significantly except for 1No. tall stone against east wall.

6.3 Monuments, tombs and vaults

1. Medieval stone coffin below South Transept south window (Photo 25).

6.4 Boundary walls, lychgates, gates, fencing and hedges

1. 2.5m high east boundary wall has open joints and voids, especially below 1.6m at south end. Heavy ivy growth. Fair condition
2. North boundary has walls of private dwellings and Church Hall.
3. West boundary has recent low wall at north end and 1.8m high stone walls to rear of properties on The Bank retaining more than 3m of churchyard, with eroded mortar, cement patch pointing and missing coping.
4. South wall retains 1200mm height of churchyard to neighbouring garden. Heavily eroded stones and ivy-covered, otherwise in reasonable condition.
5. Iron fences guarding changes of level between North Transept and former North Porch.
6. Iron fence guarding changes of level between Vestry and North Transept.

6.5 Trees and shrubs

1. 16No. mature lime trees to south path on good condition.
2. 11No. mature sycamore trees to east path in good condition.
3. Commemorative weeping ash to north in poor condition.
4. 3No. large holly trees to east in good condition.

6.6 Hardstanding areas

1. Main paths and paving generally in good condition.
2. Narrow macadam path to south of church serviceable.
3. Concrete to north of Vestry is beginning to break up on northeast corner. Section recently replaced around gully on northwest corner.
4. Resin-bound gravel to car park north of Tower resurfaced (2013), space for 12No. cars, though only around 5No. spaces in church ownership. Resin surface beginning to crack in many areas (Photo 24) and island kerbs sinking. No gullies present.

6.7 Lighting

1. Street lamps illuminating main pathways are maintained by the Council.
2. Flood lighting on paving stones around Tower. Informed that 1No. west side disconnected as it trips circuit.

6.8 Notice Boards

1. Simple oak and aluminium notice board to carpark entrance in good condition.
2. Matching board to west of main entrance also in good condition.

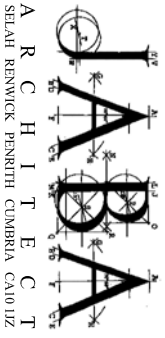
6.9 Disabled Access

1. Level entry from public footpath and car park to north into main entrance from which all areas except Chancel and Vestry can be accessed.

Appendix A : Explanatory Notes for PCCs – April 2004:

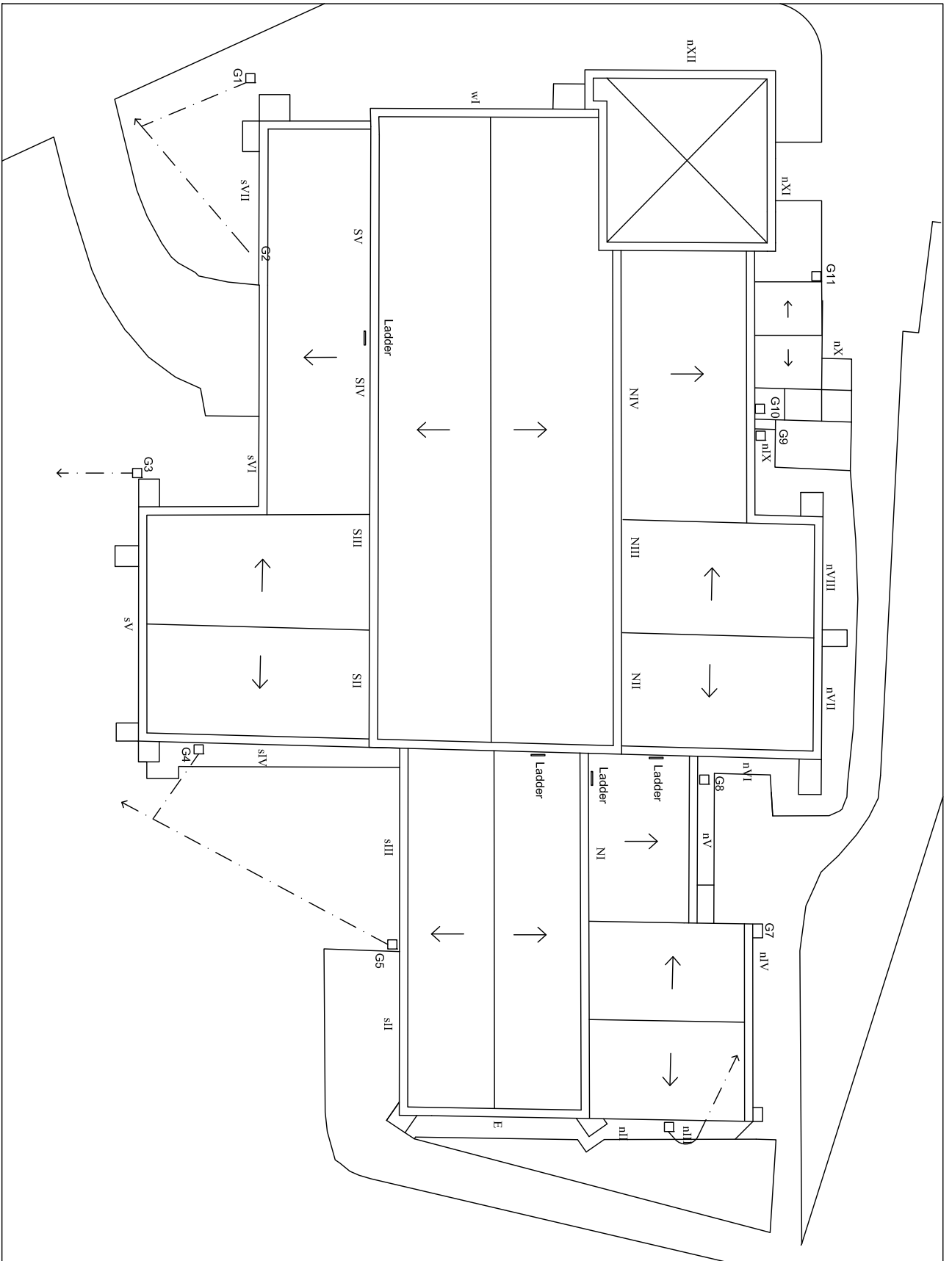
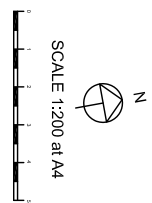
- a) The need for a faculty
The inclusion of an item of work in a Quinquennial Report does not remove the need for a faculty before it is carried out. A faculty will normally be required (with the exception of some minor maintenance items).
- b) General Limitations of the Quinquennial Report
The Quinquennial Report is a *summary report only* as required by the Inspection of Churches Measure. It is restricted to the condition of the building and its defects and is not a specification for the execution of any necessary repair work and should not be used as such. The Professional Adviser is normally willing to advise the PCC on implementing the recommendations and will, if so requested, prepare a specification, seek tenders and oversee the repairs.
- Woodwork or other parts of the building that are covered, unexposed or inaccessible will not normally be inspected in a Quinquennial Inspection. The Adviser cannot therefore report that any such part is free from defect. The report may include the recommendation that certain areas are opened up for inspection.
- Further specific limitations on access etc. may be noted in the Report text.
- c) Annual Inspections by the Church wardens
Although the Inspection of Churches Measure requires the Church to be inspected every five years, it should be realised that serious trouble may develop in between surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches Measure 1991 to make an annual inspection of the fabric and furnishings of the Church and to prepare a report for consideration by the meeting of the PCC before the Annual Parochial Church Meeting. Guidance on these inspections and statutory responsibilities are contained in the publication 'How To Look After Your Church' published for the Council for the Care of Churches by Church House Publishing. Guidance on routine inspections and house keeping is contained in 'The Churchwardens' Year' and guidance on cleaning is given in 'Handle with Prayer' also published by Church House Publishing.
- d) Rainwater gutters and downpipes
One of the most common causes of damage in Churches is the blockage of the rainwater gutters and downpipes. The PCC are strongly advised to enter into a contract with a local builder for the cleaning out of gutters and downpipes twice a year
- e) Insurance cover
The PCC are reminded that insurance cover should be index linked so that adequate cover is maintained against inflation of building costs. Contact should be made with the insurance company to ensure that insurance cover is adequate.
- f) Electrical installation
Any electrical equipment should be tested at least once every quinquennium by a registered NICEIC electrician or other suitably qualified consultant, and a resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the Church Log Book. Inspections carried out by the Professional Adviser will normally be based on a visual inspection of the main switchboard and certain sections of the wiring selected at random, without the use of instruments.
- g) Lightening conductor
Any lightning conductor should be tested every quinquennium in accordance with the current British Standard by a competent engineer and the record of the test results and condition should be kept with the Church Log Book.
- h) Heating installation
A proper examination and test should be made of the heating installation by a qualified engineer each summer before the heating season begins.
- j) Fire extinguishers
A minimum of two water type fire extinguishers (sited adjacent to each exit) should be provided and in addition special extinguishers for the organ and boiler house. Large Churches will require more extinguishers and, as a general rule, one water extinguisher should be provided for every 250 square metres of floor area. All extinguishers should be inspected annually by a competent engineer to ensure that they are in good working order. Further advice can be obtained from the fire prevention officer of the local fire brigade and from insurers. A summary of the recommendations is as follows:

<u>Location</u>	<u>Type of extinguisher</u>
General areas	Water (one for every 250 square metres)
Organ	CO ₂
Boiler House	
Solid fuel boiler	Water
Gas fired boiler	Dry powder
Oil boiler	Foam (or dry powder if electricity supply cannot easily be isolated)



CHURCH OF ST. MARY, BARNARD CASTLE
1906 L1 LOCATION PLAN
 Roof plan based on O.S. Plan.
 CVMA window references

16.10.19



APPENDIX C: PHOTOGRAPHS

Photo 1 – Cover page – View of South Aisle, clerestory and Tower from south.



Photo 2
Tower roof, pinnacles, lightning conductor, hatch and flag pole from northeast.



Photo 3
Nave, Chancel and South Transept roofs from Tower.



Photo 4
Eroded mortar and masonry within Belfry.



Photo 5
Eroded masonry behind cement
pointing in Belfry



Photo 6
Indent damage on SS sheets above
Nave.



Photo 7
Jackdaw twigs blocking gutters below
Tower.



Photo 8
Ash keys and plant growth above North Chapel.

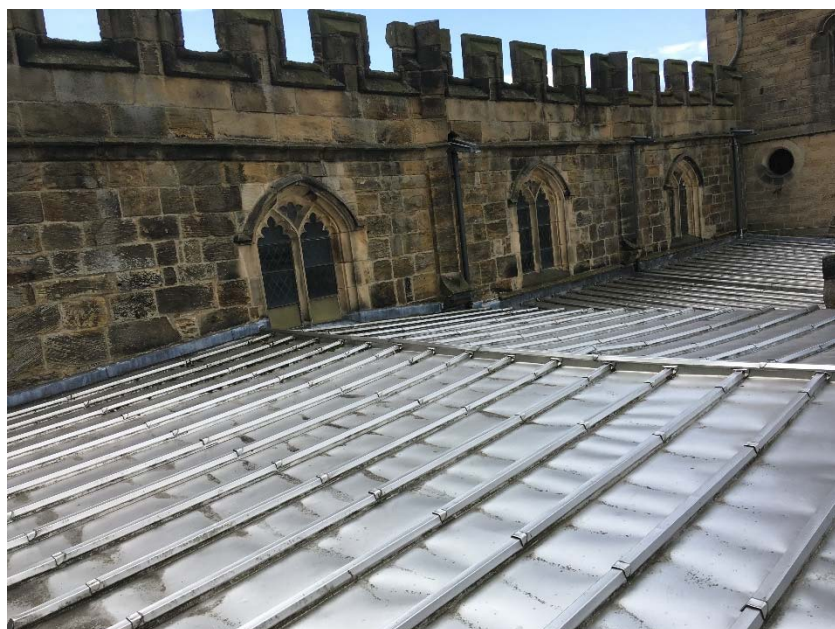


Photo 9
SS roof sheets above North Transept and North Aisle.



Photo 10
Close up of 2No. loose SS capping pieces.



Photo 11
Upper Tower east elevation with lead RWP and lightning conductor.



Photo 12
Nave west elevation with cracking and settlement north side.



Photo 13
Missing pointing and loose stone below west window.



Photo 14
East buttress on South Transept is severely eroded.



Photo 15
Missing pointing on north side of Tower.



Photo 16
Eroded tracery on Nave south clerestory.



Photo 17
Corroding scaffold plugs are cracking masonry.



Photo 18
Severely eroded merlon on South Transept

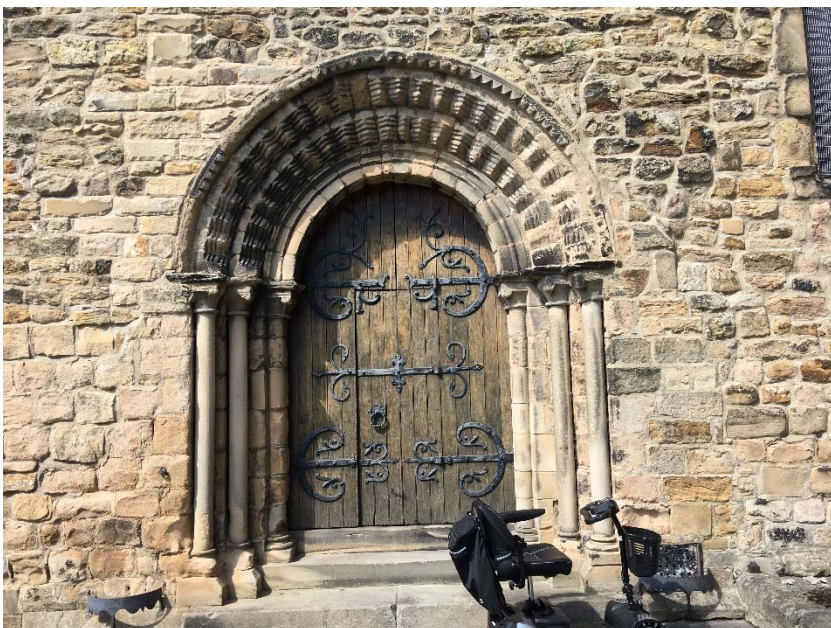


Photo 19
Eroded south door.



Photo 20
Ringing Room door is in poor condition.



Photo 21
Torn and holed lead RWP on south clerestory.



Photo 22
Silicone sealed external glazing is trapping moisture.



Photo 23
Broken and uneven stone channel drains.



Photo 24
Cracked resin surfacing on car park.



Photo 25
Ivy growth on South Transept



Photo 26
Internal view looking west.



Photo 27
Internal view looking east.



Photo 28
Water ingress above North Chapel.