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ARCHITECTS



Diocese of Durham  
Quinquennial Inspection Report 2023  
St Bartholomew's Church  
Sunderland Bridge

Inspection of Churches Measure 1955

(Current Version)

Inspected 16<sup>th</sup> March 2023

Archdeaconry of Auckland

Deanery of Auckland

Incumbent: Rev'd Barbara Hilton

Inspection Architect

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This report has been prepared on the basis of the 'Modern Diocesan Scheme' recommendations for inspecting Parish Churches as published in 1995 by the Council for the Care of Churches 'CCC' in conjunction with the Ecclesiastical Architects and Surveyors Association 'EASA'.

Inspection of Churches measure 1955 (Current Version).

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### Recommendations

Where work is recommended a code number is entered in the right hand side page margin to indicate the priority as follows:

- 1 Urgent works requiring immediate attention.
- 2 Work recommended to be carried out during the next 12 months.
- 3 Work recommended to be carried out during the Quinquennial period.
- 4 Work needing consideration beyond the Quinquennial period.
- 5 Work required improving energy efficiency of the structures and services.
- 6 Work required improving disabled access.

## **1.0 Background and General**

- 1.1 The Church of St. Bartholomew is located just off the A167 road, north of Croxdale, at the entrance to Sunderland Bridge Village. The Church is one of the first buildings on the left hand side of the road (Hett Lane). The parish includes the villages of Croxdale, Hett and Sunderland Bridge.
- 1.2 The Church is approximately 7 miles to the north east of Bishop Auckland and 3 miles south from Durham.
- 1.3 The Church building is Grade II listed and is in the Sunderland Bridge Conservation Area; but has no tree preservation orders, despite the existence of substantial mature trees within the Churchyard.
- 1.4 The Church grounds are shared with the former Church Hall, which is on the southern boundary and fronts the road (Hett Lane). The Church Hall is not included in this quinquennial report.
- 1.5 Ordnance Survey Map Reference NZ2669237652.

### General Description of Church

- 1.6 The Church of St. Bartholomew sits centrally within a rectangular Churchyard which is predominantly grassed with trees/shrubs to the boundary. The Church is accessed from the south via a tar-bound macadam path, leading from the public highway to the Tower entrance door. The north section of the Churchyard is at a lower level and is separated from the Church building by stone steps down.
- 1.7 The Church was built in two distinct phases. Initially the southern structure in 1843 – 6, by G Pickering, then the north wall was demolished and the new Nave and Chancel added in 1876 – 8, by C H Fowler.
- 1.8 The Church is planned on a traditional east-west liturgical axis. The accommodation consists of a west square Tower/entrance, original Nave (now south Aisle), original Chancel (now Vestry/organ chamber), kitchenette (to rear of south Aisle), and the Nave and Chancel in the north extension.
- 1.9 The Church was designed in a Romanesque style with decorated Gothic additions. The Church is constructed from squared sandstone with ashlar dressings and pitched Welsh slate roofs.

## **2.0 Scope of Report**

- 2.1 This is based on findings of an inspection made from grounded level with the aid of binoculars. Parts of the structure which were

inaccessible, enclosed or covered were not opened up, or any loose floor coverings lifted.

2.2 No manhole covers were lifted, or drains checked.

2.3 The following inaccessible parts are not included in this inspection:

1. Boiler house underneath west end of original Nave (now kitchenette).
2. Above the roof void to vaulted barrel roof of Chancel.
3. The underside of roofs and roof structure were examined from floor level only.

2.4 The weather on the day of inspection was dry, mild and overcast.

2.5 See Appendix 'c' of this report for a full description of the limitations of the inspection.

### **3.0 Works Carried out Since Previous Report**

3.1 The Church Log was available at the time of inspection, but the Churchwarden acknowledged that it probably has some omissions. Since the last quinquennial report in June 2015 the following repair and maintenance tasks were recorded.

- 3.2
- 2016  
Bulbs replaced in Chancel and west end.
  - 2017  
Bulb replaced over Altar.  
Leaves cleared.  
Some roof slates repaired.
  - 2021  
March - Painting in Church.  
March - Notice board refurbished.  
April - Heating repairs.  
May - Pew gate repairs.
  - 2022  
July - Guttering repaired on south side.  
December - Organ serviced.

3.3 Fire Extinguishers – Tested by H.E. Woolley in February 2023. Next test due February 2024, please note sticker on extinguishers shows 2025 – fire extinguishers should be tested annually.

### **4.0 General Condition of Church**

4.1 Like most Churches at present, St. Bartholomew's is still recovering, in a number of ways, from the effects of the Covid 19 pandemic. Congregation numbers have declined, which has had a financial impact and reduced the number of available volunteers; both of which

contribute significantly to the successful running and up-keep of the Church.

- 4.2 Physically, the Church fabric has also suffered from months of being unoccupied. Lack of day to day warmth and use is evident. Notwithstanding the current energy cost crisis! That said, the continued hard work of the PCC and Churchwardens, despite the recent tough times, is to be acknowledged and encouraged greatly.
- 4.3 Particular areas of concern will be discussed in the relevant parts of this report.

### **External Inspection**

#### **5.0 Roof Coverings**

5.1 **Nave and Chancel:** The main roof form consists of a simple steep pitch to north and south sides, terminating to cast iron eaves gutters to the north and a stepped lead valley gutter to the south. It is covered with Welsh slates to even courses. A break exists at the east end of the Nave, with the ridge of the Chancel being at a marginally lower height. The ridges are roll top angled stone; mortar bedded.

5.2 There is evidence of some slate repairs and replacements in varying quality: clip fixed, nailed through, mastic surface paint and use of mismatching artificial slates.

The leadwork is generally in a satisfactory condition.

5.3 There are missing/cracked/slipped slates across both roof planes. All missing/defective slates should be replaced with natural slates; fixed by a competent roofing contractor. 2

5.4 It is recommended that as a routine item of maintenance the roof should be examined, and repairs undertaken, on a twice-yearly basis. 3

5.5 **South Aisle and Vestry:** The main roof form consists of a simple steep pitch to north and south sides, terminating to cast iron eaves gutters to the south and a stepped lead valley gutter to the north. It is covered with Welsh slates to even courses. A break exists at the east end of the south Aisle, with the ridge of the Vestry being at a lower height. The ridges are plain angled stone; mortar bedded.

5.6 There is evidence of some slate repairs and replacements in varying quality: clip fixed, nailed through, mastic surface paint and use of mismatching artificial slates.

Work to the Vestry abutment flashings have been carried out in an unsympathetic, lead replacement material.

- The leadwork around the abutment to the Tower at the west end is wrongly fitted and is lifting.
- 5.7 There are missing/cracked/slipped slates across both roof planes. All missing/defective slates should be replaced with natural slates; fixed by a competent roofing contractor. 2
- 5.8 The Vestry abutment flashings use neither traditional nor sympathetic materials and are installed with questionable detailing. It cannot be guaranteed that the materials/detailing aren't a contributing factor to the dampness visible internally. When funds permit, the material should be removed and replaced with a more sympathetic/suitable material under the direction of the Church Architect. 3
- 5.9 The defective leadwork around the abutment to the Tower should be rectified/repared by a competent roofing contractor; in full accordance with the Lead Sheet Associations installation guidance for stepped lead abutment soakers and flashings. 2
- 5.10 It is recommended that as a routine item of maintenance the roof should be examined, and repairs undertaken, on a twice-yearly basis. 3
- 5.11 **Tower:** The roof form consists of a simple lead covered deck, which is essentially 'flat'; draining to a parapet outlet on the north side. Lead sheets are in three bays that are jointed using the traditional wood roll technique. Leadwork and flashings are aged but otherwise are in a satisfactory condition.
- 5.12 The Tower historically had a wooden steeple; reported to be constructed by the request of Mr. Rogerson (a resident of Croxdale Hall and local mining magnate). The alteration was apparently made so that Mr. Rogerson could clearly view the Church from his vantage point at the hall. The steeple appears in a 1910 photograph.
- 5.13 It is recommended that as a routine item of maintenance the roof should be examined, and repairs undertaken, on a twice-yearly basis. 3
- 6.0 Rainwater Goods and Drainage**
- 6.1 **Nave and Chancel:** To north side - cast iron half round eaves gutters on rafter brackets, discharging into round plain cast iron downpipes screw fixed to wall via ear brackets on bobbins. All rainwater goods are painted black and appear to be in good working condition. To south side – as north side, but short lengths at the east and west ends. The gutter at the east end is defective; it appears that a significant rafter bracket support/joint has failed, and the gutter is hanging down. The gutter at the west end appears to be in good working condition.



- 6.2 **Valley Gutters:** A wide stepped lead valley gutter exists between the Nave and south Aisle roofs. The valley gutter comprises of six bays with steps from the centre. Five of the bays have been recovered in a lead replacement material following several incidents of lead theft (which resulted in a substantial quantity of water ingress into the Church). The westernmost bay is retained in lead. Flashings are a mix of lead and lead replacement material. Some localised repair patches are evident but generally the valley gutter coverings are in a satisfactory condition and are reported to be weathertight. This, likewise, with the remaining lead, albeit aged and worn.
- 6.3 A wide stepped lead valley gutter exists between the Chancel and Vestry roofs. The eastern end of the Nave valley gutter drains onto this. The valley gutter comprises of two bays with steps discharging at the east gable end into a corniced cast iron hopper with downpipe. The outlet in the east gable parapet wall has been enlarged to allow easier discharging of water, melting snow and/or leaf build up. Both of the bays have been recovered in a lead replacement material. Flashings are predominantly of a lead replacement material.
- 6.4 A similar valley gutter exists at the west end between the Nave and the Tower; also recovered/flushed in lead replacement material. The western end of the Nave valley gutter drains onto this, then discharges at the west end into a box cast iron hopper with downpipe. This hopper and downpipe appear to be either new or recently decorated.
- 6.5 **South Aisle and Vestry:** To south side - cast iron half round eaves gutters on rafter brackets, discharging into round plain cast iron downpipes screw fixed to wall via ear brackets on bobbins. All rainwater goods are painted black and appear to be in good working condition.
- 6.6 **Tower:** No rainwater goods.
- 6.7 It is recommended that over the course of the next quinquennium the rainwater goods are redecorated. 3
- 6.8 It is recommended that as a routine item of maintenance the rainwater goods (gutters, downpipes and gullies) should be checked and cleared on a twice-yearly basis. 3
- Many of the gullies are currently congested and should be cleared immediately. The valley gutter is littered with debris and should be cleared immediately so as not to damage the coverings or block the rainwater outlets. Also, a thorough clean might expose any faults in the coverings. 1

6.9 The defective Nave gutter on the south side at the east end should be replaced immediately. It is likely to be a significant factor in the visible dampness internally; the external wall is very wet and owing to the extents of moss growth it appears to have been for some time. In addition, the adjacent cast iron hopper has evidence of repairs; the hopper and downpipe should be checked to ensure the joints are sealed and the system in watertight. If funds permit, the hopper and downpipe should be replaced. 1

6.10 The valley gutter is predominantly recovered/flushed in a lead replacement material and, whilst this does not present as an immediate concern, it cannot be guaranteed that the materials/detailing aren't a contributing factor to the dampness visible internally. In the future, the material should be removed and replaced with a more sympathetic/suitable material under the direction of the Church Architect. 3

## 7.0 External Walls and Structure Parapets and Upstand Walls

7.1 **Nave and Chancel:** The ridges are roll top angled stone; mortar bedded. Pitched water table coping stones exist to both east and west gables.

7.2 There is evidence of some remedial mortar pointing to stone ridges and water tables. Some of the stone ridges are damaged and the ridge mortar has occasional loose and missing sections. This is particularly evident on the south side as it can be viewed close-up from the valley gutter.

7.3 Some of the stone ridges are beyond the point of further repair and should be replaced with like-for-like when funds permit. 3

7.4 Any loose mortar pointing should be raked out and repointing should be with NHL lime:sand mortar. 2

7.5 The cruciform stone finial on the ridge/water table of the east gable is showing signs of stone decay/delamination. A Structural Engineer should advise on its structural integrity and further course of action. 3

7.6 There is a decorative iron cross on the apex of the Nave at the east end.

7.7 **South Aisle and Vestry:** The ridges are plain angled stone; mortar bedded. Flat water table coping stones exist to both east and west gables, and also between the south Aisle and Vestry.

7.8 There is evidence of some remedial mortar pointing to stone ridges and water tables. Some of the stone ridges are damaged and the ridge

mortar has significant loose and missing sections. This is particularly evident on the north side as it can be viewed close-up from the valley gutter.

Work to the east gable water table flashings have been carried out in an unsympathetic, lead replacement material.

- 7.9 Some of the stone ridges are beyond the point of further repair and should be replaced with like-for-like. 3
- 7.10 Any loose mortar pointing should be raked out and repointing should be with NHL lime:sand mortar. 2
- 7.11 The east gable water table flashings use neither traditional nor sympathetic materials and are installed with questionable detailing. It cannot be guaranteed that the materials/detailing aren't a contributing factor to the dampness visible internally. When funds permit, the material should be removed and replaced with a more sympathetic/suitable material under the direction of the Church Architect. 3
- 7.12 The cruciform stone finials on the ridges of both east gables are showing signs of stone decay/delamination. A Structural Engineer should advise on their structural integrity and further course of action. 3
- 7.13 **Tower:** Low stone parapet walls with what appears to be a cement render/mortar finish to the top and to areas of the back face.
- 7.14 Some of the mortar (mostly from what appears to be previous joint or face repairs) has eroded onto the lead deck. This should be cleared to ensure it does not damage the leadwork or block the rainwater outlet. 1
- 7.15 It is recommended that when funds permit, the cementitious mortar should be raked out/removed and replaced with NHL lime:sand mortar. 3
- 7.16 **Valley Gutters:** Low stone parapet walls to both the east and west ends. Flat coping stones to east end with complete break in walling to allow rainwater discharge from the valley gutter. Chamfered wall stones to west end with small parapet outlet and gutter inlet at low level.
- 7.17 The parapet walls and gutter outlet to the east end have been flashed/lined with a number of different unsympathetic, lead replacement materials. It is clear from the clean-cut coping stone that measures have been taken recently to try and prevent this valley gutter outlet from blocking.

7.18 The parapet/gutter outlet flashings use neither traditional nor sympathetic materials and are installed with questionable detailing. It cannot be guaranteed that the materials/detailing aren't a contributing factor to the dampness visible internally. When funds permit, the material should be removed and replaced with a more sympathetic/suitable material under the direction of the Church Architect. 3

### **Walling**

7.19 **Nave and Chancel:** The walling of the Nave and Chancel is of squared sandstone with ashlar dressings. To the north side of the Nave there are 2no. buttresses/3no. bays and the Chancel has a stepped stone band (roughly at half height) below windows. There is a carved stone at low level reading, "This area is dedicated as a garden of rest"; this appears to be a more recent addition. There is a chamfered plinth stone throughout, which is at Church floor level.

7.20 There are some areas of stone erosion and minor areas of repointing required, but generally the stonework and pointing are in good condition.

7.21 There is evidence of repointing work across the walling, particularly under the west window, and it appears that this has been done in a cementitious mortar. This is not good for the historic stonework and whilst it does not present as an immediate concern, in the future, when funds permit, the material should be raked out and replaced with a NHL lime:sand mortar. All future repointing should be with NHL lime:sand mortar. 4

7.22 The works required in 6.9 should be executed immediately to ensure the adjacent stonework is not significantly eroded/damaged. In addition, there is a build-up of leaves on this elevation. These should be cleared, and the area maintained regularly so as not to dampen the façade. 1

7.23 The ivy growing up the walls should be removed. 1

7.24 **South Aisle and Vestry:** The walling of the south Aisle and Vestry is of squared sandstone with ashlar dressings. The stonework is more decorative than the north side with a corbelled eaves table, multiple bands and ornate window surrounds. The south Aisle has 2no. buttresses/3no. bays and both the south Aisle and the Vestry have a chamfered plinth stone, which is at Church floor level.

7.25 There are more prominent areas of stone erosion to this façade with some areas of repointing required. This is likely to be attributed to the different ages in construction (this stonework is circa 30 years older

than the north façade and/or may have a more porous composition). Generally, the stonework and pointing are in satisfactory condition and, at this stage, no immediate action in the form of stone replacement is required.

7.26 There is evidence of repointing work across the walling, particularly at low level. It appears that this has been done in a cementitious mortar, which is not good for the historic stonework. Whilst this does not present as an immediate concern, in the future, when funds permit, the material should be raked out and replaced with a NHL lime:sand mortar. All future repointing should be with NHL lime:sand mortar. 4

7.27 **Tower:** The walling of the Tower is of squared sandstone and ashlar dressings with clasping buttresses at lower level. Again, the stonework is more decorative than the north side with a corbelled eaves table, multiple bands and ornate roundels/window surrounds. The walling of the adjacent staircase is much simpler and of a more squared/coursed ashlar sandstone.

7.28 The condition of the walling is generally as previously discussed and should be monitored/dealt with in the same manner.

7.29 The previous quinquennial report noted a significant vertical crack on the east face of the Tower at high level. It is evident that the high level stonework has been altered from a varying stone and mortar colour; therefore it is assumed that this issue has been addressed. Again, however, these repairs appear to have been done in a cementitious mortar thus recommended action is as previously discussed. 4

7.30 The previous quinquennial report also noted a minor vertical crack on the west face of the Tower at high level. This doesn't appear to have been addressed but should just be monitored over the course of the next quinquennium. 3

## 8.0 Exterior Doors

8.1 Tower Entrance Door: South side. Solid timber single door, vertical boarding, with circular arched head. Highly decorative metal door hinges, handle, and latch. Door painted dark green and generally in good condition. Rub down and redecorate front and back. 3

Decorative stonework surround comprising chevron arched head with cushioned and scalloped capitals/columns either side. Stonework eroding at low level; monitor in next quinquennium.

8.2 Vestry Door: South side. Solid timber single door, vertical boarding, with circular arched head. Decorative metal door handle, and latch. 3

Door stained dark brown and generally in good condition. Rub down and redecorate front and back.

Decorative stone work surround comprising chevron arched head with cushioned and scalloped capitals/columns either side. Stonework eroding at low level; monitor over next quinquennium.

- 8.3 Roof Access Door: North side of Tower. Timber ledged and braced door, vertical boarding, flat head. Door stained dark brown but is well worn. Rub down and redecorate front and back. 3

## 9.0 Exterior Windows

- 9.1 **Nave:** North – 3no. windows.

2no. windows comprising 2no. tall panes with trefoil arched heads and central quatrefoil pane over. Stone mullion between and decorative stone surround with apex arched head. Panes are clear and leaded with a mixture of square and diamond pattern; with the exception of 1no. central quatrefoil, which is coloured pictorial glass. Secondary glazing internally to both.

1no. window comprising 3no. tall panes (central pane tallest) with trefoil arched heads. Stone mullions between and decorative stone surround with apex arched head. Panes are leaded with coloured pictorial glass. Secondary glazing internally. Brass dedication plaque at cill level; brass remembrance plaque to west side.

- 9.2 West – 1no. window.

4no. tall panes with trefoil arched heads (2x central panes tallest) and central quatrefoil pane over. Stone mullions between and decorative stone surround with apex arched head. Panes are clear and leaded with a mixture of square and diamond pattern. Secondary glazing internally.

- 9.3 **Chancel:** North – 2no. windows.

2no. tall panes with trefoil arched heads and central quatrefoil pane over. Stone mullion between and decorative stone surround with apex arched head. Panes are leaded with coloured pictorial glass. The eastern most window is shorter than the other. Secondary glazing internally to both. Brass dedication plaques at cill level to both.

- 9.4 East – 1no. window.

5no. tall panes with trefoil arched heads (central pane tallest). Stone mullions between and decorative stone surround with apex arched head. Panes are leaded with coloured pictorial glass. Secondary glazing internally.

- 9.5 All windows to the Nave and Chancel have no external protection. When funds permit, this should be considered to preserve their good condition. 3
- 9.6 **South Aisle:** South – 3no. windows. 3  
 1no. arched head pane with decorative stone surround comprising decorative arched head and cushioned capitals/columns either side. Panes are leaded with a square pattern and feature a decorative border, 2no. large pictorial roundels and 3no. small plain roundels. Glass is a mixture of clear and coloured. Secondary glazing internally to all. Dedication plaques either side of most eastern window.
- These 3no. windows have evident damage/defects; some glazing quarries are cracked or broken, there is some pigment loss, and there is prominent buckling at the bottom. Advice from an accredited glazing conservator should be sought so suitable repairs can be made and to ensure the condition of the windows does not continue to decline.
- 9.7 The south Aisle windows have no external protection. When funds permit, this should be considered to preserve their condition. 3
- 9.8 **Vestry:** South – 2no. windows. 3  
 1no. tall arched head pane with decorative stone surround comprising chevron arched head and cushioned/scalloped capitals/columns either side. Panes are leaded with a square pattern and feature a decorative border and 3no. small plain roundels. Glass is a mixture of clear, coloured and patterned. Secondary glazing internally to both.
- These 2no. windows have significant damage/defects; some glazing quarries are cracked or broken, there is some pigment loss, and there is prominent buckling at the bottom. There also appears to be some mortar loss/erosion to the stone arches causing slippage of the stones. Advice from an accredited glazing conservator should be sought so suitable repairs can be made and to ensure the condition of the windows does not continue to decline. Replacement mortar should be with a NHL lime:sand specification.
- 9.9 These Vestry windows have Perspex external protection. Leaves and debris are caught behind this and should be cleared immediately to prevent further damage to the windows. 1
- 9.10 East – 1no. window.  
 1no. arched head pane with decorative stone surround comprising chevron arched head and cushioned/scalloped capitals/columns either side. Pane is leaded with coloured pictorial glass. Secondary glazing internally.

9.11 The east Vestry window has no external protection. When funds permit, this should be considered to preserve its good condition. 3

9.12 **Tower: West -** 3  
1no. arched head pane with decorative stone surround comprising decorative arched head and cushioned capitals/columns either side. Pane is clear and leaded in a diamond pattern. This window has evidence of damage/defects; some glazing quarries are cracked or broken, and the saddle bars are rusting. Advice from an accredited glazing conservator should be sought so suitable repairs can be made and to ensure the condition of the window does not continue to decline.

Decorative stone roundel above – opening blocked up on the inside, but no glass.

2no. tall arched openings above – opening, but no glass. Meshed over on the inside to prevent nesting birds. Decorative stone surround comprising decorative arched head and cushioned capitals/columns either side; decorative column between, separating each opening.

9.13 South and North -  
Stone roundel and 2no. arched openings above, as West side.

9.14 East -  
High level single arched opening – no glass. Decorative stone surround comprising chevron arched head and cushioned capitals/columns either side. Meshed over on the inside to prevent nesting birds.

9.15 Staircase -  
3no. tall, narrow, rectangular panes with clear glass.

9.16 The decorative stone work around all of the openings is showing signs of erosion; particularly the roundels which are delaminating in parts. This should be monitored over the next quinquennium. 3

9.17 It is reported that some of the sections of stained glass date from 1876 and are by Clayton and Bell (but may well be the designs of Hodgson Fowler).

### **Internal Inspection**

#### **10.0 Roof Structure and Ceilings**

10.1 **Nave and Chancel:** Comprising of an exposed arch-braced king-post timber roof structure of eight bays (Nave) and four bays (Chancel). Structure spans in a north – south direction and is supporting a fully boarded ceiling covering. There is a barrel-vaulted profile across the Chancel area. All appears to be in a good condition.



10.2 **South Aisle and Vestry:** Comprising of an arch-braced king-post timber roof structure, sat on kneelers, of five bays (south Aisle) and three bays (Vestry). Structure spanning in a north – south direction. The timber boarded structure evident as the ceiling finish is the structural sarking-boarded roof deck. The south Aisle and Vestry are divided by a decorative stone arch comprising chevron arched head and cushioned/scalloped capitals/columns either side.

The previous report recorded staining/salting on the ceiling boards and that it was likely to be the result of water ingress; either from before the lead thefts, or because of it. It is recommended that the ceiling be cleaned so that it can made clear over the next quinquennium whether the staining is from a previous cause, or a defect is ongoing. On closer inspection, the above may become more apparent and woodwork can be checked for rot and/or deterioration. Any concerns should be reported to the Church Architect. 3

10.3 **Between Chancel and Vestry:** The Chancel and Vestry are divided by 3no. stone apex arches expressed by exposed ashlar sandstone. There is an area of flat timber boarded ceiling between which is likely to be the structural deck of the valley gutter above. It is evident from the devices implemented to catch and/or divert water away from the organ mechanisms beneath that water ingress is, or has been, an issue. The welfare of the organ is of particular concern.

Again, it is recommended that steps be taken to establish, over the next quinquennium, whether the defect is ongoing. The findings should be reported to the Church Architect. 3

10.4 **Between Nave and South Aisle:** The original 1843 north wall was removed and replaced with a 5-bay wooden arcade (and a pointed stone arcade to the Chancel).

This is in good condition but shows signs of water ingress staining, as other high level woodwork. Clean down and monitor as 10.2. 3

10.5 **Tower-Bell Chamber:** A pair of principal timber beams, spanning north – south and located at opposing edges of the Tower are carrying 7no. roof joists spanning east – west and supporting a timber boarded deck above. Contains access hatch to roof deck. The structural loads taken by the principal beams are being shared by steelwork placed alongside each.

The previous report recorded staining/salting on the timber boards and that it was likely to be the result of water ingress. It is recommended that, as a whole, the Tower be cleaned out; the walls and ceilings 3

rubbed down, the floors swept out and any ledges etc. cleared. That way it can be made clear over the next quinquennium whether the staining is from an ongoing defect. On closer inspection, the above may become more apparent and woodwork can be checked for rot and/or deterioration/infestation. Any concerns should be reported to the Church Architect.

- 10.6 **Tower-Ringer Chamber:** Roof structure consist of 7no. roof joists spanning east – west and supporting a timber boarded deck above. Contains access hatch to Bell Chamber. The colour of the boarded deck is such that it appears to be a more recent replacement.

Clean down and monitor as 10.5.

- 10.7 **Tower-Ground Floor:** Roof structure consists of 7no. roof joists spanning east – west and supporting a timber boarded deck above. Contains access hatch to Ringer Chamber. The boarded deck and structural joists are coated in a dark stain.

Evidence still remains of potential water ingress from above. Clean down and monitor as 10.5.

#### 11.0 **Internal Doors and Windows, Screens and Panelling**

- 11.1 **Tower to Nave Door:** Solid timber double door, vertical boarding, with circular arched head. Decorative metal door hinges, handle, and latch. Stained in a clear/light varnish. Very good condition but with some woodworm holes; monitor to ensure this is not an active infestation. 3

- 11.2 **Tower to Stair Door:** Timber single door with circular arched head. Metal door hinges, handle, and latch. Painted a dark brown. Rub down and redecorate. 3

- 11.3 **Tower to South Aisle Door:** Timber single door with circular arched head. Metal door hinges, handle, and latch. Painted a dark brown. Rub down and redecorate. 3

- 11.4 **Tower Windows:** There are 2no. small windows that give an outlook from the Tower into the Church. 1no. at high level on the eastern side, which is to the western gable wall of the south Aisle. 1no. on the northern side, which is to the southern wall of the Nave above the door. 3

Action as 9.0 – general guidance.

- 11.5 **Chancel Rood Screen:** Decorative rood screen crafted in oak and includes central opening gates to the Chancel/high Altar beyond; dating from 1897 and in the perpendicular style.

Minor dislocation at top of screen, otherwise in excellent condition; 3  
monitor for further movement.

All woodwork should be checked regularly for insect infestation.

- 11.6 **Chancel Panelling:** Oak wall panelling at approximately 1.5m in height surrounding the Chancel/high Altar on north, east and south elevations. All in excellent condition.

Decorative oak screen/panelling between the stone arches that house the organ and a small vestment area. 2no. brass dedication plaques affixed.

All woodwork should be checked regularly for insect infestation.

- 11.7 **Altar Reredos:** Decorative top panel to reredos crafted in oak, again in the perpendicular style. Sitting on a base constructed from a pink marble; central recess, but opening covered with plywood. Timber and marble all in excellent condition, with the exception of a small timber carving missing from the top pelmet.

All woodwork should be checked regularly for insect infestation.

- 11.8 The plywood panel at low level is obscured from view by the high Altar in front; that said, it is not of a quality befitting to the Church and/or the high Alter. It is recommended that some consideration be given to an alternative covering, or what can be done to remove the need for a covering. 3

- 11.9 **Vestry Screen:** Solid screen crafted in oak with 8no. panels; central 2no. provide access door into Vestry beyond. Similar, but less detailed, decoration to Chancel rood screen. In excellent condition.

Secondary screen and door in Vestry at east end, to inner Vestry. Simple, squared panelling in oak. In good condition.

## 12.0 **Ground Floor Structure**

- 12.1 **Nave and Chancel:** Aisles in the Nave are of solid construction and laid over with stone slabs; the majority of which is then overlaid with carpet. These appear generally sound and in a good condition. There is some evidence of salt eruption due to minor areas of dampness and repairs in a cementitious mortar.

There is an area of more significant cracking at the west end, just through the Tower doors. This appears to be an area of concrete infill; 3  
monitor over the next quinquennial, and should this cracking begin to

present as a trip hazard the concrete should be replacement. Consult Church Architect.

12.2 Pew banks are of suspended timber floor construction and laid over with stained timber boarding. These appear generally sound, firm and in a good condition. The west end of the Nave is predominantly timber floor, overlaid with carpet.

12.3 The Chancel is of solid floor construction and laid over with decorative tiling and marble. All appears in a sound and good condition.

The high Alter floor, at the most eastern end, is very damp; there is a strong smell and severe salting. There is larvae under the carpets. This is all likely to be a consequence of the defective gutter adjacent outside and the build-up of leaves against the façade. The carpets in this area should be disposed of and the flooring cleaned. 1 3

Monitor over the next quinquennium to see if conditions improve as the floor dries out when the works in 6.9 are executed.

12.4 There are some cracked/crumbling floor tiles around the Alter to Organ Chamber junction. Any pieces that can be salvaged should be set aside for relaying when the floor has dried out. 1

This junction is particularly awkward in its composition of steps at different level and the situation if a pew (which probably contributed to the failure of the floor tiles); it is recommended that it be considered with the Church Architect how this can be made better. 3

12.5 All carpets should be regularly lifted to check the condition of the floor beneath and to ensure there is no evidence of an infestation. 3

12.6 **South Aisle and Vestry:** Aisles in the south Aisle are of solid construction and laid over with stone slabs; the majority of which is then overlaid with carpet. These appear generally sound and in a good condition. There is some evidence of salt eruption due to minor areas of dampness and repairs in a cementitious mortar.

12.7 Pew banks are of suspended timber floor construction and laid over with stained timber boarding. These appear generally sound, firm and in a good condition.

12.8 The Vestry is of solid floor construction and laid over with stone slabs; the majority of which is overlaid with carpet. These appear generally sound and in a good condition.

- 12.9 All carpets should be regularly lifted to check the condition of the floor beneath and to ensure there is no evidence of an infestation. 3
- 12.10 **Tower-Bell Chamber:** Timber boarded flooring. Action as 10.5. 3
- 12.11 **Tower-Ringing Chamber:** Timber boarded flooring. Action as 10.5 3
- 12.12 **Tower-Ground Floor:** Mixture of stone flags and concrete infill. There is a small area of entrance matting adjacent to the entrance door. 3
- The surface of the flags are worn in places and there is the occasional open joint evident. It is recommended that the open joints are pointed up with a NHL lime:sand mortar. 3
- The Tower access staircase walls and steps are constructed from sandstone throughout. It is generally in a satisfactory condition. As 10.5, it is recommended that as a routine item of maintenance they are swept clear of any accumulating dust and debris. It is also recommended that a rope access handrail is installed to improve accessibility up the Tower. 3
- Access up the Tower is not easy/safe generally; it is recommended that it be considered with the Church Architect how this can be made better so the Tower/roof can be better maintained. 3
- 13.0 Internal Finishes**
- 13.1 Generally, walls are plastered throughout and white painted. In some situations (doorways/windows/archways) the openings in the walls are expressed by exposed ashlar sandstone. 1
- The condition of the wall finish is poor and in many locations, there is staining, salting, blistering and cracked/missing plaster. This is all likely to be the consequence of the various water ingress issues previously discussed. It is recommended that the Church Architect be consulted so a detailed remediation strategy be drawn up. In short, there is little point in redecorating the Church until it can be ascertained that the water ingress has ceased in the various locations and then there needs to be a period of drying out. 1
- Any replacement plaster should always be of a NHL lime:sand specification; and any new paint should be lime based. 1
- 13.2 The Tower walls are stonework covered in render of various material/style; there is some minor cracking and patches have fallen off. There is no further action required over this next quinquennium, other than to monitor their condition. 3

## 14.0 Fitting, Fixtures and Furniture

14.1 **Organ:** Located immediately to the south of the Chancel, between the Chancel and the Vestry. Built originally in 1879 by Forster and Andrews of Hull, it has an organ listing of Grade II\*. (British organ building company formed in 1843 by James Alderson Foster and Joseph King Andrews).

It is documented that Harrison and Harrison Ltd. look after the maintenance of the organ. The previous report notes of various recommended repairs by Harrison and Harrison but it is unclear whether these have been executed. It is documented in the Church Log that the last inspection occurred in 2022 therefore any comments from that should be actioned and the next inspection scheduled.

As noted in 10.3 and elsewhere, the water ingress above and around the organ is of particular concern. Efforts to keep the organ mechanisms dry should be continued. 1

14.2 **Font:** Located at the rear of the south Aisle and comprises a stone square bowl, pedestal, and plinth. The font has a tall wooden cover which is a highly 'elaborate crocketed, early C16' design with a carved dove at the top. The font cover is designed to be operated on a winch system comprising of a chain, wheel, and counterbalance weight. The wheel is secured at high level to the existing roof structure. It would appear that the chain has been removed and the operation of the cover is no longer in use.

There are some damaged/missing sections of timber and previous reports have commented on a potential woodworm infestation. It is desirable to make the necessary repairs so the font cover can be retained as a feature, even if the font is not in use. Monitor to ensure the evidence of woodworm is not an active infestation. 4

There is a secondary font (in use) located at the rear of the Nave. This is a small octagonal stone bowl with timber lid, on a mobile timber pedestal.

14.3 **Pulpit:** Located to the north side of the Nave immediately in front of the Chancel. Comprising a 3-sided timber frame, seated on a stone base with 3no. steps. The frame is mostly open with wooden spiral spindles between the bays; wooden decorative panels at base level. A highly decorative timber canopy exists above, in the corner, fixed to the wall. It is of a similar design/appearance as the font cover discussed in 14.2. Generally, all in good condition.

- 14.4 **Pews:** Nave and south Aisle pews are crafted from softwood with a stained/varnish finish. Chancel choir pews are crafted from oak. The pews appear in a good condition.
- 14.5 **Lectern:** Located at the front of the Nave on the south side. Comprising decorative gilded metalwork with timber platform behind and timber step up. Lectern appears in a good condition; timber step up to timber platform appears a more recent addition. This should be stained to match the platform to appear more cohesive. 4

Timber hymn board affixed to arcade column behind lectern. Brass plaque 'presented in memory of Effie Maud Pattison 1903-1983'.

- 14.6 **Altar Table and Rails:** Crafted from oak and decoratively carved. Memorial inscription to north rail: 'To the glory of God and in memory of Martha A Stewart obit June 18, 1908, aetat 74'. Generally, all in good condition.
- 14.7 **Stone Wall Piscine:** Located in the north wall, adjacent to the high Altar. In excellent condition.
- 14.8 **Bells and Bell Frame:** Two bells hung from a substantial timber bell frame. The condition of the bells headstock, bearings and strappings are all to be checked regularly as a routine item of maintenance. Evidence of painted corrosion protection to metalwork; exposed metalwork is to be suitably protected by coating with a rust inhibiting paint over the course of the quinquennium as required. 3
- 14.9 **Miscellaneous:** Various wooden tables and shelves/drawer sets to rear of Nave, adjacent to entrance, to display and/or store Church information and literature. Large wooden notice board standing on one of the tables.

Large, decorative, tripartite, wooden plaque affixed to west wall of Nave under the window cill. Comprising sections of panelling and small wooden carvings, with a gilded crown at the top, centre, and displaying 3no. religious illustrations.

Tapestry hanging on wooden mobile stand at rear of Nave. Embroidered with 'St. Bartholomew - Croxdale'.

Wooden collection box affixed to entrance door wall in Nave; with decorative metalwork.

To the east end of the south Aisle, in front of the Vestry, is a secondary Alter on a raised platform. In the south wall adjacent, there is a wooden Tabernacle with a crucifix carving and brass handle.

In the south Aisle, adjacent to the kitchen, there is a children's play area. A children's mural is painted on the wall of the kitchen in memory of 'John Hobson Willets, "Sweet Dreams Grandad", Love Kate, Solomon, James and Matida x'.

## **15.0 Vestry**

15.1 The Vestry is to the south side of the Church, at the east end. It is segregated from the main body of the Church by wooden panelling discussed in 11.9. The Vestry has its own private access door to the south side.

The Vestry contains various tables and shelves/drawer sets; it is rather cluttered and would benefit from a re-order. Some vestments are also kept in the area adjacent, near the organ. Again, this would benefit from a sorting. 3

In the inner Vestry, in the south wall there is, what appears to be, a safe with black metal doors and brass knobs.

This area, in particular, has an array of different carpet floor coverings. It is recommended that these be lifted over the next quinquennium so the condition of the floor beneath can be investigated and to ensure there is no evidence of an infestation. A single replacement floor covering should be considered to prevent a trip hazard.

## **16.0 Heating Installation**

16.1 Heating is generally provided by cast iron pipework, either sunken in troughs within the Church floor and covered with black cast iron grills, or running above the Church floor, at floor level, around walls. This pipework feeds black cast iron traditional radiators dispersed throughout the Church.

16.2 The boiler is located within the kitchen. It is a gas fired Potterton Osprey boiler, reported to be installed in 1999. It has an exposed flue which rises vertically through the kitchen and south Aisle and terminates externally on the north roof face of the south Aisle.

16.3 The boiler is of considerable age, but it is understood to be still in a satisfactory working condition. It is reported that it is serviced annually, but evidence of this should be provided in the Church Log. The boiler service documentation should be consulted, any comments from the last service should be actioned and the next service scheduled with a competent, experienced, and accredited engineer. 1

16.4 Owing to the age of the boiler and energy costs at present, it is recommended that some consideration is given to acquiring advice and 3



budget costs for the boiler/heating installations replacement, to aid future financial planning.

- 16.5 At the time of inspection there were a number of mobile electric radiators positioned throughout the Church; one of which, next to the Organ, had been left on for a considerable time. These present as a fire hazard and should be switched off after every use. A mechanism to monitor their use should be employed. 1

## **17.0 Electrical Installation**

- 17.1 The existing electrical supply enters the Church above ground and is connected to the Tower. Metering and distribution equipment is mounted within the Tower lobby at either side of the Tower entrance door. There is additional equipment in the vestment area adjacent to the Organ. It is assumed that the 2no. independent systems are representative of the 2no. phases of Church development.

- 17.2 Information on both distribution boards suggests there was an inspection in 2017, with a recommended date of next inspection for 2020, please note electrical inspection should be every 5 years. The system is reported to be in full working order, but evidence of the previous service should be provided in the Church Log. The electrical service documentation should be consulted, any comments from the last inspection should be actioned and the next service scheduled with a competent, experienced, and accredited engineer. This should be scheduled every 5 years. 1

- 17.3 Church lighting internally consists of a series of halogen flood lights mounted at eaves level. The installation is not particularly energy efficient and has issues with glare and shadowing. Despite this, it is reported to be in a satisfactory working condition.

- 17.4 Church lighting externally is poor. It is recommended that this be upgraded for safety and security reasons, particularly to the entrance doors. 3

- 17.5 It is recommended that some consideration is given to acquiring advice and budget costs for design/feasibility proposals for new internal and external lighting, to aid future financial planning. 5

- 17.6 There is modest sound system throughout the Nave with some high level mounted speakers and a control unit in a cabinet at the rear of the Nave.

- 17.7 PAT testing should be carried out annually.

## **18.0 Fire Precautions**

18.1 There is a water fire extinguisher evident in the Nave, outside of the kitchen. Tested by H.E. Woolley in February 2023. Next test due February 2024, please note these should be tested annually, not every two years as per the sticker. It is questioned whether 1no. fire extinguisher is sufficient for the Church and enquiries should be made. 2

18.2 The Church is protected by a lightning conductor system at two locations: the Tower (tape tracing down its south and west elevation) and the Nave (tape tracing down the east gable then north elevation). The date of the last test inspection is not known; however, it is understood to be in good working order.

It is recommended that the lightning conductor installation is inspected every two and a half years by a competent, experienced and accredited engineer.

### **19.0 Disabled Provision**

19.1 The Equality Act requires that places of worship should comply. The Church has not yet carried out an access audit and this is recommended. 3/6

### **20.0 Toilet and Kitchen**

20.1 No toilet facilities are available within the Church. It is recommended that this be considered as a future plan for the Church's longevity/benefit. 4

20.2 The kitchen exists at the west end of the south Aisle and is accessed on the Nave side. It is simply constructed, of timber stud partition walls that are boarded; there is no roof lid. This continues to be a well-used facility.

The kitchen comprises base units, drawers, counter-top and a stainless-steel sink and drainer. There is a Santon electric water heater over the sink. A brass plaque on the entrance door reads, 'The units within this area were kindly donated by The Rev'd Canon. Maurice Simmons, Rector of this Parish, 1958-1981'.

A new and more rationalised heating system would tidy up this area.

### **21.0 Bats**

21.1 There were no reports of bats roosting in the Church. The Church Architect should be consulted for a bat mitigation strategy for any roof works that are scheduled for this quinquennium. For more detailed advice it is recommended that the PCC contact The Bat Conservation Trust.

## **Curtilage**

### **22.0 Churchyard and Environs**

22.1 The Church of St. Bartholomew sits centrally within a rectangular Churchyard which is predominantly grassed with trees/shrubs to the boundary. The Church is accessed from the south via a tar-bound macadam path, leading from the public highway to the Tower entrance door. The north section of the Churchyard is at a lower level and is separated from the Church building by stone steps down.

22.2 The Church grounds are shared with the former Church Hall, which is on the southern boundary and fronts the road (Hett Lane). The Church Hall is not included in this quinquennial report.

22.3 The Churches southern boundary is a stone wall, adjacent to the public highway. Access is via a pair of iron gates. The Church signboard and noticeboard are located here. The Church Log reports that the noticeboard was refurbished in 2021.

22.4 The Churches eastern boundary is a stone wall; the northern boundary is predominantly a timber fence (reported to be under the responsibility of the Salvin Estate) and the western boundary is a stone retaining structure, against the A167 highway, with a metal paling fence on top.

22.5 The Churchyard grassed and planted areas, including its headstones/graves, are maintained by Durham County Council, and are not included in this quinquennial report.

### **23.0 Security**

23.1 Previous reports have suggested that improving security is needed and this is still the case. All of the doors and windows could easily be penetrated. It is recommended to check with the Church insurers regarding requirements for upgrading. 4

23.2 There appears to be no security alarm fitted.

23.3 Improvements to external lighting, as discussed in 17.4 would be beneficial to security.

### **24.0 Log Book**

24.1 The Church Log was available at the time of inspection but probably has some omissions. The Churchwardens should ensure that over the next quinquennium the log is kept more up-to-date, and that a more accurate account of the necessary servicing and maintenance is available. 1

## **25.0 Memorials**

25.1 Thorp Memorial Tablet: Wall memorial tablet from a dark marble, squared in proportions with a figure of Christ blessing at its centre top. Located on the north wall of the Chancel. The memorial tablet is in excellent condition.

25.2 WWI and WWII Memorial Plaque: Wall memorial plaque to those from the parish of Croxdale and Hett who lost their lives in both WWI and WWII. Memorial is made from wood, rectangular in proportions and located on the south wall of the Nave, adjacent to the entrance door. The memorial is in excellent condition. There is an identical plaque on the opposite side of the doorway listing the names of past Rectors.

## **26.0 Previous Quinquennial Reports**

26.1

- Mr J Kendall of HLB Architects, Stockton on Tees - 2009
- Michael Atkinson Architecture and Heritage - 2015

## Recommendations

### Urgent Works Requiring Immediate Attention: Category 1

		Item
i)	Many of the gullies are currently congested and should be cleared immediately. The valley gutter is littered with debris and should be cleared immediately so as not to damage the coverings or block the rainwater outlets. Also, a thorough clean might expose any faults in the coverings.	6.8
ii)	The defective Nave gutter on the south side at the east end should be replaced immediately. In addition, the adjacent cast iron hopper has evidence of repairs; the hopper and downpipe should be checked to ensure the joints are sealed and the system in watertight. If funds permit, the hopper and downpipe should be replaced. In addition, there is a build-up of leaves on this elevation. These should be cleared, and the area maintained regularly so as not to dampen the façade.	6.9 7.22
iii)	Some of the mortar from the parapet walls (mostly from what appears to be previous joint or face repairs) has eroded onto the lead deck of the Tower roof. This should be cleared to ensure it does not damage the leadwork or block the rainwater outlet.	7.14
iv)	Remove ivy growing up Nave/Chancel north wall.	7.23
v)	Vestry (south) windows have Perspex external protection. Leaves and debris are caught behind this and should be cleared immediately to prevent further damage to the windows.	9.9
vi)	The high Alter floor, at the most eastern end, is very damp; there is a strong smell and severe salting. There is larvae under the carpets. This is all likely to be a consequence of the defective gutter adjacent outside and the build-up of leaves against the façade. The carpets in this area should be disposed of and the flooring cleaned. Monitor over the next quinquennium to see if conditions improve as the floor dries out when the works in 6.9 are executed.	12.3
vii)	There are some cracked/crumbling floor tiles around the Alter to Organ Chamber junction. Any pieces that can be salvaged should be set aside for relaying when the floor has dried out.	12.4
viii)	The condition of the wall finish is poor and in many locations, there is staining, salting, blistering and cracked/missing plaster. This is all likely to be the consequence of the various water ingress issues previously discussed. It is recommended that the Church Architect be consulted so a detailed remediation strategy be drawn up. In short, there is little point in redecorating the Church until it can be ascertained that the	13.1

water ingress has ceased in the various locations and then there needs to be a period of drying out.

Any replacement plaster should always be of a NHL lime:sand specification; and any new paint should be lime based.

- |     |   |                              |
|-----|---|------------------------------|
| ix) | Organ: The water ingress above and around the organ is of particular concern. Efforts to keep the organ mechanisms dry should be continued.   | 14.1                         |
| x)  | Electrical/PAT/Boiler/Organ service documentation should be consulted, any comments from the last service should be actioned and the next service scheduled with a competent, experienced, and accredited engineer. The Log Book should be kept up-to-date.   | 14.1<br>16.3<br>17.2<br>24.1 |
| xi) | At the time of inspection there were a number of mobile electric radiators positioned throughout the Church; one of which, next to the organ, had been left on for a considerable time. These present as a fire hazard and should be switched off after every use. A mechanism to monitor their use should be employed. | 16.5                         |

**Indicative cost for the works in Category 1 would be £1500 excluding VAT and fees.**

**Work Recommended to be Carried Out During Next 12 Months: Item Category 2**

- |       |  |             |
|-------|--|-------------|
| xii)  | All roofs: There are missing/cracked/slipped slates across both roof planes. All missing/defective slates should be replaced with natural slates; fixed by a competent roofing contractor.   | 5.3<br>5.7  |
| xiii) | The defective leadwork around the abutment to the Tower should be rectified/repared by a competent roofing contractor; in full accordance with the Lead Sheet Associations installation guidance for stepped lead abutment soakers and flashings.                | 5.9         |
| xiv)  | Parapets and Upstands: Any loose mortar pointing should be raked out and repointing should be with NHL lime:sand mortar.   | 7.4<br>7.10 |
| xv)   | There is a water fire extinguisher evident in the Nave, outside of the kitchen. Tested by H.E. Woolley in February 2023. Next test due February 2024. It is questioned whether 1no. fire extinguisher is sufficient for the Church and enquiries should be made. | 18.1        |

**Indicative cost for the works in Category 2 would be £2000 excluding VAT and fees.**

<b>Work Recommended to be Carried Out During Next 5 Years: Category 3</b>		<b>Item</b>
xvi)	All roofs: It is recommended that as a routine item of maintenance the roofs should be examined, and repairs undertaken, on a twice-yearly basis.	5.4 5.10 5.13
xvii)	The Vestry abutment flashings use neither traditional nor sympathetic materials and are installed with questionable detailing. It cannot be guaranteed that the materials/detailing aren't a contributing factor to the dampness visible internally. When funds permit, the material should be removed and replaced with a more sympathetic/suitable material under the direction of the Church Architect.	5.8
xviii)	It is recommended that over the course of the next quinquennium the rainwater goods are redecorated.	6.7
xix)	It is recommended that as a routine item of maintenance the rainwater goods (gutters, downpipes and gullies) should be checked and cleared on a twice-yearly basis.	6.8
xx)	The valley gutter is predominantly recovered/flushed in a lead replacement material and, whilst this does not present as an immediate concern, it cannot be guaranteed that the materials/detailing aren't a contributing factor to the dampness visible internally. In the future, the material should be removed and replaced with a more sympathetic/suitable material under the direction of the Church Architect.	6.10
xxi)	All roofs: Some of the stone ridges are beyond the point of further repair and should be replaced with like-for-like when funds permit.	7.3 7.9
xxii)	The cruciform stone finial on the ridge/water table of the east gable is showing signs of stone decay/delamination. A Structural Engineer should advise on its structural integrity and further course of action.	7.5
xxiii)	The east gable water table flashings use neither traditional nor sympathetic materials and are installed with questionable detailing. It cannot be guaranteed that the materials/detailing aren't a contributing factor to the dampness visible internally. When funds permit, the material should be removed and replaced with a more sympathetic/suitable material under the direction of the Church Architect.	7.11
xxiv)	The cruciform stone finials on the ridges of both east gables are showing signs of stone decay/delamination. A Structural Engineer should advise on their structural integrity and further course of action.	7.12

- xxv) All walling/pointing: It is recommended that when funds permit, the cementitious mortar should be raked out/removed and replaced with NHL lime:sand mortar. 7.15
- xxvi) The parapet/gutter outlet flashings use neither traditional nor sympathetic materials and are installed with questionable detailing. It cannot be guaranteed that the materials/detailing aren't a contributing factor to the dampness visible internally. When funds permit, the material should be removed and replaced with a more sympathetic/suitable material under the direction of the Church Architect. 7.18
- xxvii) The previous quinquennial report also noted a minor vertical crack on the west face of the Tower at high level. This doesn't appear to have been addressed but should just be monitored over the course of the next quinquennium. 7.30
- xxviii) All exterior doors: Rub down and redecorate front and back. Those with decorative stonework surrounds-stonework eroding at low level; monitor in next quinquennium. 8.1  
8.2  
8.3
- xxix) All windows that have no external protection: When funds permit, this should be considered to preserve their good condition. 9.5  
9.7  
9.11
- xxx) South Aisle: South – 3no. windows: These 3no. windows have evident damage/defects; some glazing quarries are cracked or broken, there is some pigment loss, and there is prominent buckling at the bottom. Advice from an accredited glazing conservator should be sought so suitable repairs can be made and to ensure the condition of the windows does not continue to decline. 9.6
- xxxi) Vestry: South – 2no. windows: These 2no. windows have significant damage/defects; some glazing quarries are cracked or broken, there is some pigment loss, and there is prominent buckling at the bottom. There also appears to be some mortar loss/erosion to the stone arches causing slippage of the stones. Advice from an accredited glazing conservator should be sought so suitable repairs can be made and to ensure the condition of the windows does not continue to decline. Replacement mortar should be with a NHL lime:sand specification. 9.8
- xxxii) Tower: West - 1no. arched head pane: This window has evidence of damage/defects; some glazing quarries are cracked or broken, and the saddle bars are rusting. Advice from an accredited glazing conservator should be sought so suitable repairs can be made and to ensure the condition of the window does not continue to decline. 9.12



xxxiii)	Tower Exterior Windows: The decorative stone work around all of the openings is showing signs of erosion; particularly the roundels which are delaminating in parts. This should be monitored over the next quinquennium.	9.16
xxxiv)	Roof Structure and Ceilings: It is recommended that the ceilings be cleaned so that it can be made clear over the next quinquennium whether the staining is from a previous cause, or a defect is ongoing. On closer inspection, the above may become more apparent and woodwork can be checked for rot and/or deterioration. Any concerns should be reported to the Church Architect.	10.2 10.3 10.4 10.5 10.6 10.7
xxxv)	All woodwork should be checked regularly for insect infestation.	11.1
xxxvi)	Interior doors: Rub down and redecorate front and back.	11.2 11.3
xxxvii)	Interior windows: Advice from an accredited glazing conservator should be sought so suitable repairs can be made and to ensure the condition of the window does not continue to decline.	11.4
xxxviii)	Chancel Rood Screen: Minor dislocation at top of screen, otherwise in excellent condition; monitor for further movement.	11.5
xxxix)	Altar Reredos: The plywood panel at low level is obscured from view by the high Altar in front; that said, it is not of a quality befitting to the Church and/or the high Altar. It is recommended that some consideration be given to an alternative covering, or what can be done to remove the need for a covering.	11.8
xL	Nave floor: There is an area of more significant cracking at the west end, just through the Tower doors. This appears to be an area of concrete infill; monitor over the next quinquennium, and should this cracking begin to present as a trip hazard, the concrete should be replaced. Consult Church Architect.	12.1
xLi)	High Altar floor: Monitor over the next quinquennium to see if conditions improve as the floor dries out when the works in 6.9 are executed.	12.3
xLii)	There are some cracked/crumbling floor tiles around the Alter to Organ Chamber junction. This junction is particularly awkward in its composition of steps at different level and the situation if a pew (which probably contributed to the failure of the floor tiles); it is recommended that it be considered with the Church Architect how this can be made better.	12.4

xLiii)	Throughout: All carpets should be regularly lifted to check the condition of the floor beneath and to ensure there is no evidence of an infestation.	12.5 12.9
xLiv)	Tower: It is recommended that, as a whole, the Tower be cleaned out; the walls and ceilings rubbed down, the floors swept out and any ledges etc. cleared. On closer inspection, any defects may become more apparent, and woodwork can be checked for rot and/or deterioration/infestation. Any concerns should be reported to the Church Architect.	12.10 12.11 12.12
xLv)	Tower ground floor: The surface of the flags are worn in places and there is the occasional open joint evident. It is recommended that the open joints are pointed up with a NHL lime:sand mortar.	12.12
xLvi)	Access up the Tower is not easy/safe generally; it is recommended that it be considered with the Church Architect how this can be made better so the Tower/roof can be better maintained.	12.12
xLvii)	Bells / Headstock / Bearings / Strappings: Evidence of painted corrosion protection to metalwork; exposed metalwork is to be suitably protected by coating with a rust inhibiting paint over the course of the quinquennium as required.	14.8
xLviii)	The Vestry contains various tables and shelves/drawer sets; it is rather cluttered and would benefit from a re-order. This area, in particular, has an array of different carpet floor coverings. It is recommended that these be lifted over the next quinquennium so the condition of the floor beneath can be investigated and to ensure there is no evidence of an infestation. A single replacement floor covering should be considered to prevent a trip hazard.	15.1
xLix)	Heating/Electrical Installations: Design/feasibility studies to improve and/or replace existing systems.	16.3 17.3
L)	The Equality Act requires that places of worship should comply. The Church has not yet carried out an access audit and this is recommended.	19.1

**Indicative cost for the works in Category 3 would be £25,000 excluding VAT and fees.**

<b>Work to be Considered Beyond 5 Years: Category 4</b>		<b>Item</b>
Li)	There is evidence of repointing work across all walling. This is not good for the historic stonework and whilst it does not present as an	7.21 7.26

	immediate concern, in the future, when funds permit, the material should be raked out and replaced with a NHL lime:sand mortar. All future repointing should be with NHL lime:sand mortar.	7.29
Lii)	Font: There are some damaged/missing sections of timber and previous reports have commented on a potential woodworm infestation. It is desirable to make the necessary repairs so the font cover can be retained as a feature, even if the font is not in use. Monitor to ensure the evidence of woodworm is not an active infestation.	14.2
Liii)	Lectern: Timber step up to timber platform appears a more recent addition. This should be stained to match the platform to appear more cohesive.	14.5
Liv)	No toilet facilities are available within the Church. It is recommended that this be considered as a future plan for the Churches longevity/benefit.	20.0
Lv)	Improved security is needed.	23.0

**Indicative cost for the works in Category 4 would be £7000 excluding VAT and fees.**

	<b>Works Recommended Improving Energy Efficiency: Category 5</b>	<b>Item</b>
Lvi)	Heating/Electrical Installations: Design/feasibility studies to improve and/or replace existing systems.	16.4 17.5
	<b>Work Recommended Improving Access: Category 6</b>	<b>Item</b>
Lvii)	The Equality Act requires that places of worship should comply. The Church has not yet carried out an access audit and this is recommended.	19.1

## Appendix

### a) General

This report is not a specification for the execution of works and must not be used as such. It is a general report as required by the Inspection of Churches Measure 1955.

The Architect has indicated in it such maintenance items, if any, which may safely be carried out without professional supervision.

Conservation and repair of Churches is a highly specialised subject if work is to be carried out both aesthetically and technically in the best manner, without being wasteful in expenditure. It is, therefore, essential that every care is taken to ensure that no harm is done to the fabric or fittings and when the Parochial Church Council is ready to proceed it should instruct the Architect accordingly, when he will prepare specifications and schedules and arrange for the work to be carried out by an approved Contractor under his direction.

Costs on much of the work or repairing Churches cannot be accurately estimated because the full extent of damage is only revealed as work proceeds, but when the Architect has been instructed to prepare specifications, he can obtain either firm prices or considered approximate estimates, whichever may be appropriate.

The Architect will be glad to help the Parochial Church Council to complete an appeal application to a charitable body if necessary, or to assist in applying for the essential Faculty or Archdeacon's Certification.

### b) Priorities

Where work has been specified as being necessary in the preceding pages a code number from 1 to 6, has been inserted in the margin indicating the degree of urgency of the relevant works as follows:

- 1 Urgent works requiring immediate attention.
- 2 Work recommended to be carried out during the next 11 months
- 3 Works recommended to be carried out during the Quinquennial period.
- 4 Work needed consideration beyond the Quinquennial period.
- 5 Work required to improve energy efficiency of the structure and services.
- 6 Work required improving disabled access.

### c) Scope of Report

The report is based on the findings of an inspection made from the ground and from other easily accessible points, or from ladders provided by the Parochial Church Council, to comply with the Diocesan Scheme under the Inspection of Churches Measure 1955.

It is emphasised that the inspection has been purely visual and that no enclosed spaces or inaccessible parts, such as boarded floors, roof spaces, or hidden timbers at wall

heads have been opened up for inspection. Any part which may require further investigation is referred to in the appropriate section of this report.

d) Cleaning of Gutters etc.

The Parochial Church Council is strongly advised to enter into an annual contract with a local builder for cleaning out the gutters and downpipes twice a year.

e) Pointing and Masonry

Wherever pointing is recommended it is absolutely that the procedure in item (a) of this appendix be adhered to as without proper supervision much harm can be done to the fabric by incorrect use of materials and techniques.

f) Heating Installation

Subject to any comments to the contrary in Section 16.0 of this report, the remarks in this report are based only upon a superficial examination of the general condition of the heating installation, particularly in relation to fire hazards and sightlines.

NB: A proper examination and test should be made of the heating apparatus by a qualified engineer each summer, prior to the start of the heating season and the report of such examination should be kept in the Church Log Book.

The Parochial Church Council is strongly advised to consider arranging a regular inspection contact.

Wherever practicable, subject to finances, it is recommended that the installation be run at a low setting throughout the week, as distinct from being 'on' during services only, as constant warmth has a beneficial effect on the fabric, fittings and decoration.

g) Electrical Installation

Any electrical installation should be tested every quinquennium and immediately if not done within the last five years (except as may be otherwise recommended in this report) by a competent electrical engineer or by the supply authority and an insulation resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the Church Log Book. Where no recent report or certificate of inspection from a competent electrical engineer (one who is on the roll of approved contractors issued by the National Inspection Council for Electrical Installation Contracting) is available, the comments in this report are based upon a visual inspection made without instruments of the main switchboard and of sections of wiring selected at random. Electrical installation for lighting and heating, and other electrical circuits, should be installed and maintained in accordance with the current editions of the Institution of Electrical Engineers Rules and the more specific recommendations of the Council for the Care of Churches, contained in the publication "The Lighting of Churches".

h) Lightning Conductors

As a defective conductor may attract lightning, the lightning conductor should be tested every quinquennium in accordance with the British Standard Code of Practice (current edition) by a competent electrical engineer and the record of the test results, conditions and recommendations should be kept with the Church Log Book.

Conductors on lofty spires and other not readily accessible positions should be closely examined every ten years, particularly the contact between the tape and the vane rod of finial. If the conductor tape is without a test clamp, one should be provided above ground level.

i) Maintenance Between Inspections

Although the measure requires the Church to be inspected by an Architect every five years it should be realised that serious trouble may develop between survey if minor defects such as displaced slates and leaking pipes are left unattended.

j) Fire Insurance

The Parochial Church Council is advised that the fire insurance cover should be periodically reviewed to keep pace with the rising cost of repairs.

At least two Class A fire extinguishers per floor, these should comply with BSEN3 and should be kept in an easily accessible position in the Church, together with an additional extinguisher of the foam or CO<sub>2</sub> (Class B) type where heating apparatus is oil fired, all fire extinguishers should be in a stand or attached to a wall.