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ARCHITECTURE & HERITAGE



## QUINQUENNIAL INSPECTION REPORT

**CHURCH OF ST. CUTHBERT**  
NORTH ROAD, DURHAM, DH1 4NQ

JUNE 2022



Diocese of Durham



prepared by

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*With thanks to the PCC at St. Cuthbert's Church, North Road, Durham for their assistance and support in the preparation of this Quinquennial Inspection Report.*

REVISION HISTORY

ISSUE	DATE	BY	NOTES
v.1	12/06/2022	MA	DRAFT ISSUE

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**RECOMMENDATIONS****75**

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

**R0** Urgent works requiring immediate attention.

**R1** Work recommended to be carried out during the next 12 months.

**R2** Work recommended to be carried out within 18 – 24 months.

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

**R4** A desirable improvement with no timescale.

**M** Routine items of maintenance.

**APPENDICES**

**A** Practical Path to Net Zero Carbon (PPNZC)

**B** Maintenance Plan

**C** National Pipe Organ Register – Harrison & Harrison, Durham 1946 (rebuilt)

**D** Explanatory Notes

**A. THE INSPECTING ARCHITECT**

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**B. BACKGROUND AND GENERAL**

- B.1 Church: **Church of St. Cuthbert**  
North Road  
Durham  
DH1 4NQ

Parish of Durham St. Cuthbert  
Deanery of Durham  
Archdeaconry of Durham

- B.2 The church of St. Cuthbert is located on the North side of Durham City on high ground and sits within approximately 4 acres of land, which form the burial grounds. The church is a prominent local landmark, and the main road (A691) passes to the east side of the church. A lay-by road provides good parking facilities off Framwelgate Peth (A691). Durham city centre is located 1.0 mile south and accessed via the A691.

- B.3 St. Cuthbert's Church is part of the Durham North Team of Churches that incorporates Witton Gilbert & Sacriston (St. Michael & All Angels), Langley Park (All Saints), Newton Hall (All Saints), Esh with Hamsteels (St. Michael & All Angels) and Framwellgate Moor (St. Aidan's).

Regular services of worship at the church include a morning Eucharist every second, third, fourth and fifth Sunday at 11.00am and morning Worship every first Sunday at 11.00am.

The acting Team Rector/Vicar is the Revd Canon Caroline Dick.

- B.4 Ordnance Survey Map reference – NZ 26788 43130.

**GENERAL DESCRIPTION OF THE CHURCH**

- B.5 The church was constructed in the early 1860's to the designs of the architect E R Robson and retains the original configuration with the exception of a major extension to the North side by architects Jane Darbyshire Associates which was constructed in the early 1990's to provide a community room with associated facilities.

B.6 Accommodation consists of a nave, south aisle, chancel and apsidal sanctuary. The three-stage tower is on the northwest corner of the main body of the church and at its lowest level forms the entrance. The upper levels of the tower enclose a ringing chamber and belfry above. To the east of the tower and accessed independently from the north is the community room, enclosed beneath a slated roof which is a continuation of the main roof pitch. To the east of the community room the original vestry projects northwards from the body of the chancel.

B.7 The building is constructed from coursed, squared sandstone externally and red brickwork with sandstone dressings internally predominantly painted over in white. Only the vestry and community room ceiling are of painted plaster. The internal elevations of the tower are of lime washed rubble stonework at upper levels with sandstone dressings to the openings. The ground floor stage is faced in dressed sandstone throughout.

Roofs are steeply pitched with dark blue/grey welsh slates, notably on the slopes of the nave roof a distinctive diaper pattern is formed using green Westmorland slate.

B.8 The church organ was rebuilt and installed in 1946 by Harrison & Harrison of Durham, replacing a former organ dating from 1869 by Forster & Andrews.

B.9 The church is heated in two parts, principally a gas fired installation serving the main body of the church served from a boiler located beneath the vestry in a vaulted chamber and a gas fired installation serving the community room and vestry which is located within the vestry WC.

B.10 Taken from Nikolaus Pevsner's Buildings of England: County Durham):

*1861-3 by E.R. Robson, before his appointment as Chief Architect to the School Board of London. Quite large and standing high up. Extremely odd, typically High Victorian w front with some rather roguish French details: a trumeau and sculptured tympanum to the door at the base of the NW tower and a great wheel window with St. Cuthbert's cross as the hub of its plate tracery to the nave. The tower with a saddleback roof (also quite French) stands close to the high patterned slate roof of the church, which starts exaggeratedly low down on the s over a low aisle, heavily buttressed with double and triple lancets. Triangular hoodmoulds over the tower's slit windows, a blind-arcaded tourelle topping the stair-tower. More orthodox the N elevation, with oculi over paired lancets, and the semicircular apse, but perverse features inside. The s aisle looks like an afterthought; the N windows, with deep embrasures and one brick transom towards the top, give no idea of their external form. S arcade of polished granite columns and early Gothic capitals. Chancel marked only by a square pillar and a narrower SE bay. Frosterley marble colonettes to the apse windows. White paint conceals the original scheme of exposed brickwork, with stone dressings in the nave and stone bands and inset paterae and rosettes in the chancel. Restored 1911-25, by C.H. Fowler, completed by W.H. Wood. Very neat N aisle extension by JDDK Architects, 1990. (- FONT, octagonal on four shafts. - STAINED GLASS. Aisles, three-light window (Cherry family) by Wailes & Strang; two by Ward & Hughes, who also did the W window with T.F. Curtis).*

B.11 The churchyard is extensive and is largely grassed, its contours forming a bowl facing towards the south. There are several tarmac footpaths running through the churchyard used by the general public. The church is located within the northern portion of the churchyard.

There are several hundred gravestones within the churchyard.

B.12 The church merits protection under heritage legislation and is grade II listed.

The church and churchyard is located within Durham City conservation area.

B.13 The church is planned on a traditional East-West liturgical axis.

B.14 Date of Inspection: the church was visited and inspected on the morning of Wednesday 14<sup>th</sup> October 2020.

B.15 Weather: cool, clear with broken clouds.



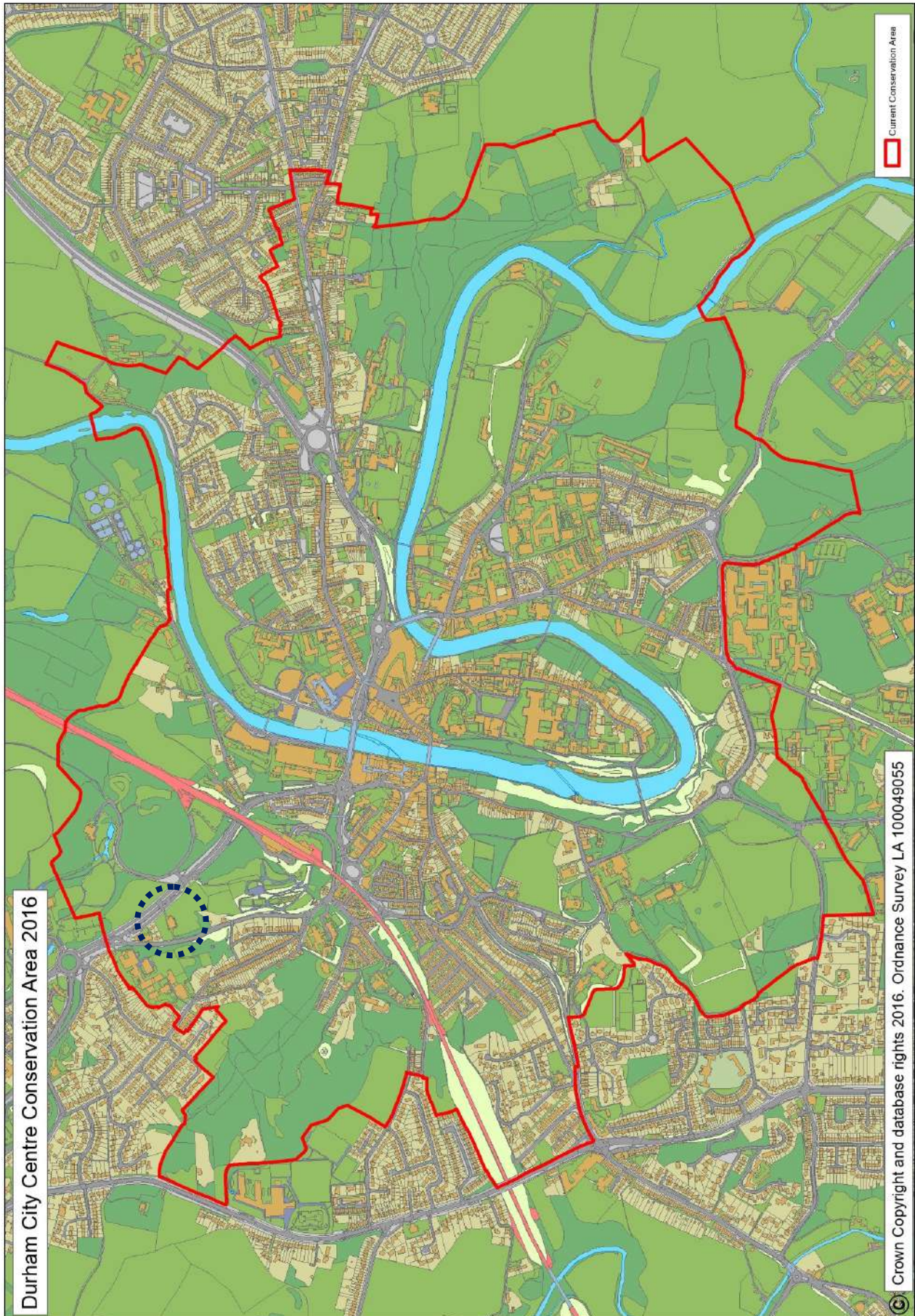
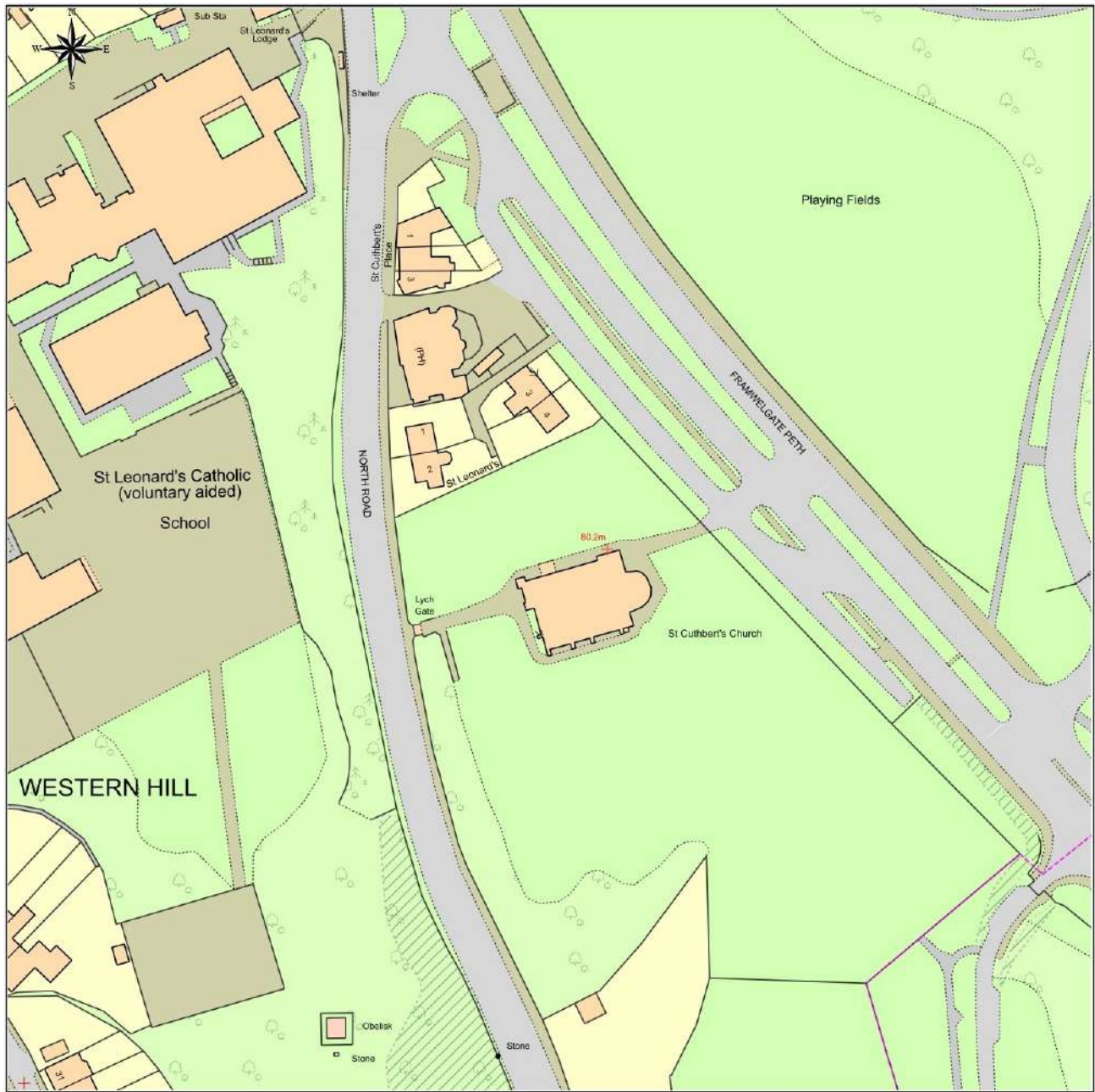


Fig. 1 | Conservation Area Boundary (not to scale)





This Plan includes the following Licensed Data: OS MasterMap Colour PDF Location Plan by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features, as lines is no evidence of a property boundary. © Crown copyright and database rights, 2019. Ordnance Survey 0100031673

0m 25m 50m 75m 100m 125m

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

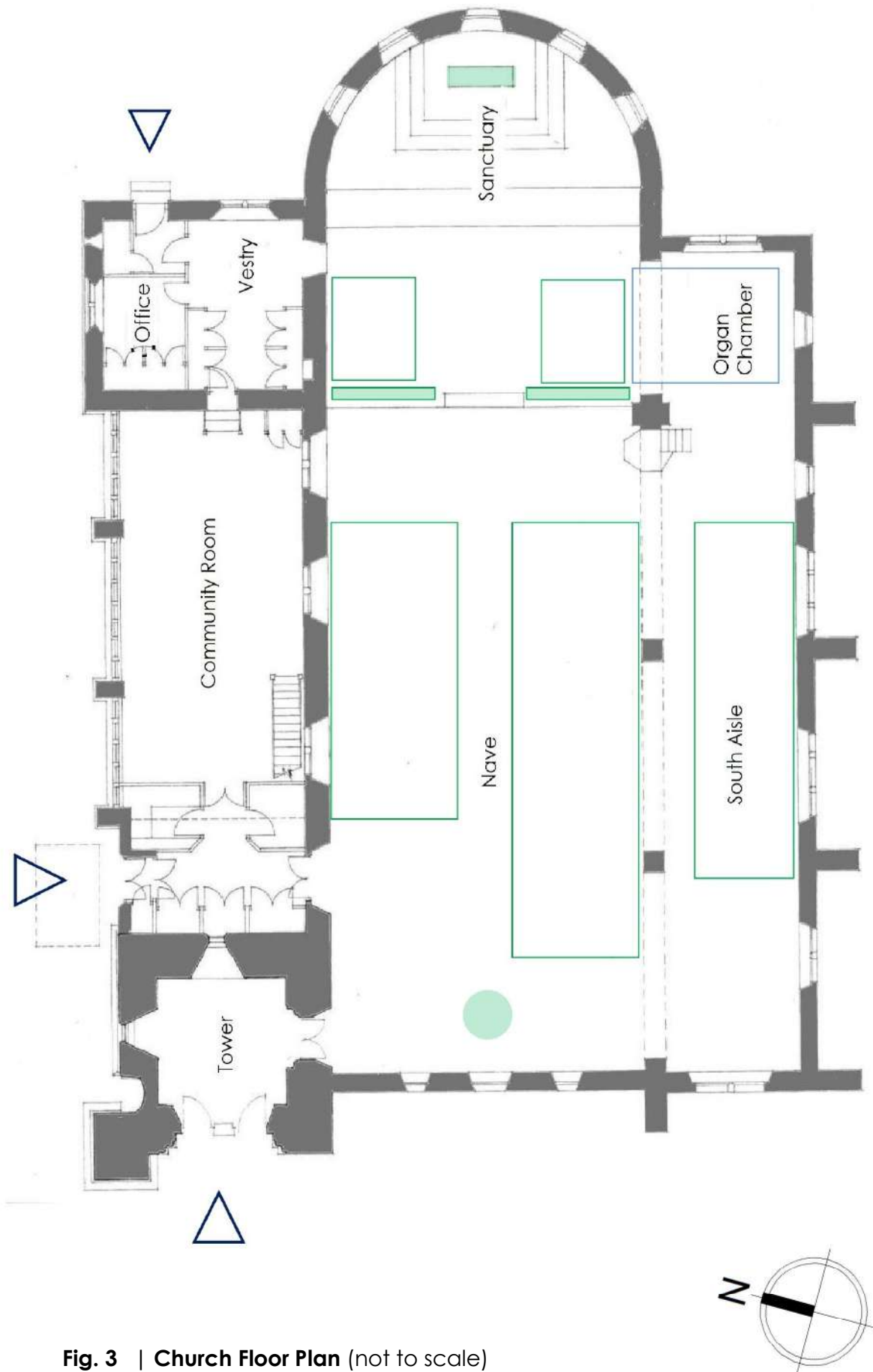


Fig. 3 | Church Floor Plan (not to scale)









**Fig. 4 | Church Photographs (4.1 + 4.2 Exterior)**



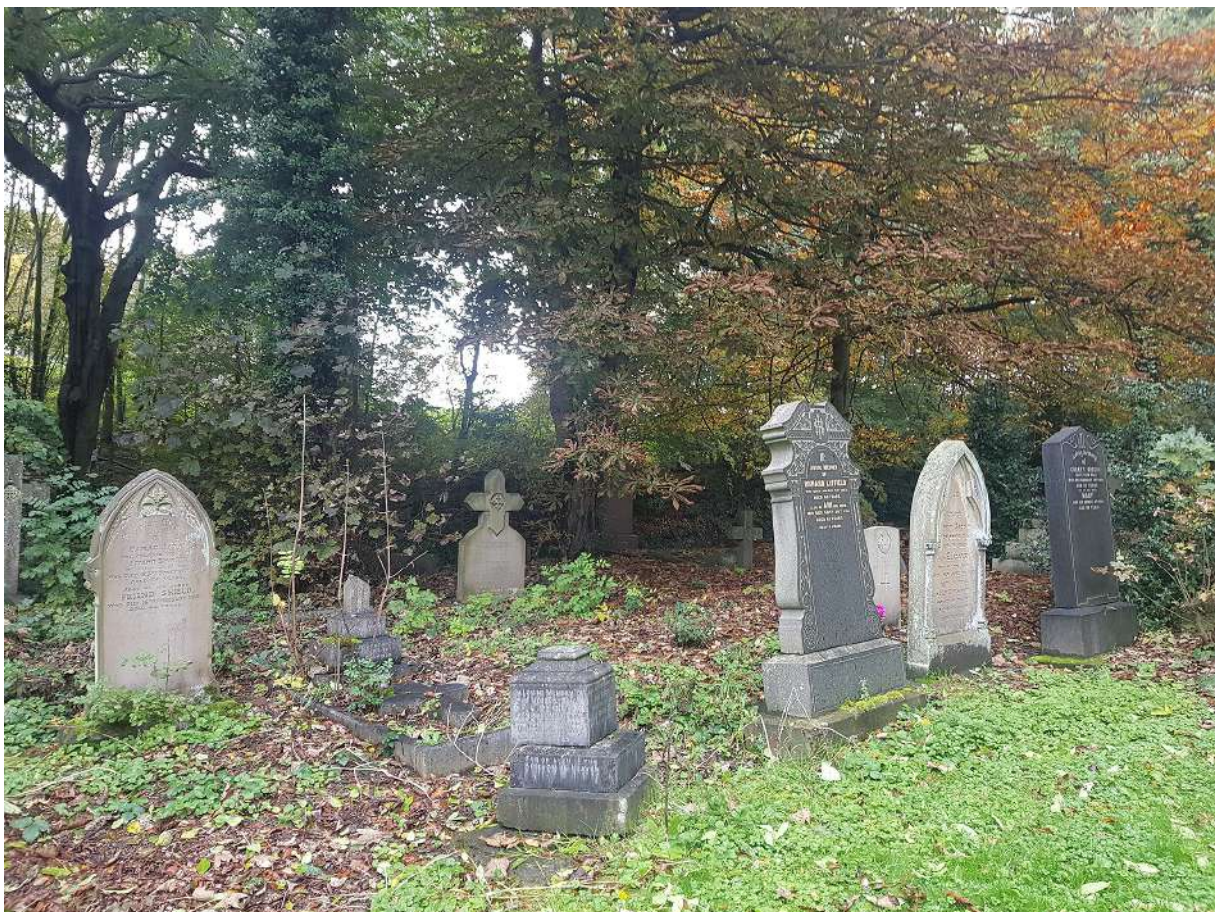






**Fig. 5 | Church Photographs (5.1 + 5.2 Interior)**









**Fig. 6 | Church Photographs (6.1 + 6.2 Church Grounds)**



**C. SCOPE OF THE REPORT**

- C.1 A visual inspection of the church has been carried out such as could be undertaken from ground-level and any accessible roofs, galleries and stagings. Binoculars were used for roof inspections externally. Parts of the structure which were inaccessible, enclosed or covered were not opened up or any loose floor coverings lifted.
- C.2 The inspection does not comprise of a structural survey of the Church. Where, in the opinion of the Inspecting Architect, it is apparent that specialist structural engineering advice should be sought; this is recorded in the report.
- C.3 The following inaccessible parts were not included in this inspection:
- a. Abutment gutter between the tower and north roof slope of the nave.
  - b. East and south internal walls of organ chamber.
  - c. Any hidden floor spaces.
  - d. The underside of roofs and roof structure were examined from floor level only through binoculars.
- C.4 The boundary and extent of the churchyard is shown on the location plan (Fig. 1, p. 9).
- C.5 No manhole covers were lifted or drains checked.
- C.6 This report describes defects observed. It is not a specification for execution of any work and must not be used for obtaining builders' estimates. An indication of likely repairs costs is included, but it must be understood that the scope of repair work is undefined and no measurements have been taken, so the figures are no more than 'educated guesses' and should not be relied upon beyond the purpose of indicating the likely spending commitment to maintain the property to a high standard.
- C.7 The Parochial Church Council is reminded that it must notify the Diocesan Advisory Committee and/or obtain a faculty before putting any repair work in hand. In most cases specifications, schedules and descriptions of the proposed repairs will be required. This report is not a substitute for such documents but it may be cited in support as identifying the need for repairs.
- C.8 One copy of this Report should be kept with the Church Log Book and Records, for future reference. The Architect will send the requisite number of copies direct to the Diocesan Office.

## **D. SUSTAINABILITY AND NET ZERO CARBON**

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

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

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

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

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

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

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

## 1. SCHEDULE OF WORKS COMPLETED SINCE THE PREVIOUS QUINQUENNIAL INSPECTION REPORT

### 1.1 *Repair and Maintenance Work*

#### **2016**

- Electrical work to internal and external lighting installation by G&B Electricals
- Organ blower serviced
- New burner fitted to boiler by Dunelm Plumbing Services
- Organ service by Harrison & Harrison Ltd.
- Grilles fitted to boiler room door
- Fan repaired on community room boiler by Dunelm Plumbing Services
- Fire extinguishers serviced
- Boiler serviced
- Water tank overflow into vestry corrected
- Repairs to vestry following water damage by Kennek Construction Ltd.
- New pew runners installed

#### **2017**

- Minute bell repaired by John Taylor Foundry
- Community room roof repairs carried out by Team Force Restoration Ltd.
- Organ blower serviced
- SmartWater to leadwork/slipped slates refixed by Team Force Restoration Ltd.
- Organ service by Harrison & Harrison Ltd.
- Further roof repairs following roof leaks by Team Force Restoration Ltd.
- Electrical work to church lighting
- Sound system & loop inspection by Blaydon Communications
- Nave/south aisle flooring and pulpit repairs by Kennek Construction Ltd.
- Lightning conductor inspection & service by STS
- Fire extinguisher service
- CI radiator to rear of south aisle removed by TW Steam.

#### **2018**

- Loop system repaired and microphone check by Blaydon Communications
- Electrical work to lighting system in church and community room
- Organ repair by Harrison & Harrison Ltd.
- Organ blower serviced by Watkins/Watson
- Boiler servicing and repairs by Phil Abson
- Community room toilet painted by Keith Wood
- Fire extinguishers serviced
- Organ service by Harrison & Harrison Ltd.
- Lychgate repaired by MGM Ltd.

#### **2019**

- Lightning conductor serviced by STS
- 1 clip microphone repaired by Blaydon Communications
- Organ blower serviced by Watkins/Watson
- Lock repair to community room door
- Church boilers serviced by Phil Abson
- Vestry north gable repointed in lime:sand mortar by MGM Ltd.
- Roof repairs over mezzanine following water leak by Nick Maguire

#### **2020** (*church closed March due to covid-19 pandemic*)

- Organ blower serviced by Watkins/Watson
- Church boiler serviced by Phil Abson
- Door handle repaired to vestry door

## 2. GENERAL CONDITION OF THE CHURCH

The Church continues to be maintained in a stable and satisfactory structural condition. There are large elements of the church building fabric that are in a good condition. The continuing hard work of the PCC and churchwardens is to be acknowledged and encouraged.

Indeed, across the preceding quinquennial period there has been great work in addressing repair needs which include substantial repair of the nave/south aisle floor structure and covering, stabilising of the pulpit with installation of new foundation, lime mortar repointing of the vestry north gable, repairs to the vestry following water damage, rehangng of church bell by the John Taylor Foundry and repair of the grade II listed lychgate.

There are however ongoing defects that will need addressing over the course of the next quinquennium. Of greatest priority is the condition of the external masonry walling and roof covering.

Previous QIR's noted the poor condition of external stonework and pointing across all elevations. Five years on and deterioration continues where action is required most urgently to the west end of the nave and south aisle and vestry east elevation. The scope of repair is predominantly repointing in a lime mortar but also selective stone replacement at low level across the elevations is becoming a pressing need.

It is greatly positive that the huge roof covering over the nave and chancel maintains a weathertight condition, potentially now c.160 years old however concerns remain over the ongoing condition of the roof build-up where an assessment, assisted by a competent/experienced roofing contractor is advised. Also, the vulnerable nature of the slated covering immediately above the community room dormers remains an issue and slate repairs are to be actioned before water ingress is noted internally.

The hardstanding to the south of the church, linking both east and west ends is in a parlous condition and renewal is strongly recommended. Repair of the lychgate has made a positive contribution to what is a large and impressive church grounds. Assessment of the trees by an arborist and attention to walling repairs over the quinquennial period are highly recommended.

The issue of living sustainably and the CofE's commitment to an ambitious carbon reduction target of Net Zero by 2030 is an important consideration for the PCC. To assist within the appendices is the Practical Path to Net Zero Carbon document which it is hoped to be of some assistance. The CofE have also produced an energy footprint tool to calculate the carbon footprint of your church, details are included within the report. The ongoing condition of the church boiler and heating system is key in improving the carbon target of the church.

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



**EXTERNAL****3. ROOF COVERINGS****3.1 NAVE + CHANCEL (incl. COMMUNITY ROOM)**

*The main roof form consists of a simple continuous pitch to north and south edges terminating in cast iron eaves gutters (UPVC to community room – north side). The roof covering over the apse is in curved slating. It is covered with blue/grey Welsh slates to even courses. An attractive polychromatic pattern is created on the north and south slopes over the nave using green Westmorland slate. To the north side of the church there are three triangular Welsh slate covered dormers over the community room. The ridge is a clay angle tile and mortar bedded.*

- 3.1.1 The roof covering over the nave and chancel is in a sound, satisfactory condition. It is understood that a weathertight condition is being maintained, for the time being. There are signs of multiple slate repairs, particularly at high level across both north and south slopes. In addition, considerable number of slates have their bottom edge raised by 15-20mm above the slate line which leaves them susceptible to wind uplift. This may well be due to some degree of movement in the roof structure or ongoing wear of the nail fixings. From what can be seen from ground level the ridge tiles appear satisfactory.

The last known phase of complete recovering of the church roofs is not known. It could be that this has not yet been undertaken in the lifetime of the church. In this case the roof covering would be 160 years old. Certainly, the roof covering over the Community Room to the North has a recent history being installed during extension work dating c.1990.

It is positive that the roof covering is found to be weathertight however it would be prudent that further investigations are carried out to determine the longevity of the current roof covering.

**R1**

Assess current detailed condition of roof covering through intrusive opening of the roof structure, assisted by a competent/experienced roofing contractor.

- 3.1.2 Much good work has been carried out over the preceding quinquennial period to the dormer roofs over the Community Room which were a source of water ingress through the junction with the main roofing slope. These are now understood to be in a weathertight condition. A persistent water leak at the west end of the Community Room has also been addressed.

However, loose, slipped and/or missing slates are noted at the junction between the 1990 North Aisle extension and the nave roof above. These are not causing any water ingress issues but need to be addressed promptly within the course of the forthcoming quinquennial period. This area of the roof appears vulnerable to slate defects, perhaps the shape and form of the triangular dormers are channelling wind directionally up the roof slope. This combined with an aging roof covering leaves the slates here susceptible.

**R1**

Carry out slate repairs by a competent and experienced roofing contractor.







- |          |   |
|----------|---|
| <b>M</b> | 3.1.3 It is recommended that as a routine item of maintenance the roof should be examined and repairs undertaken on a twice yearly basis. |
|----------|---|

The roof to the freestanding canopy at the entrance of the community room is of blue/grey Welsh slate with mitred hips and is generally in a good condition. Ensure that this structure is included in any visual checks made over the course of the quinquennium.

### 3.2 VESTRY

*The roof form consists of a simple continuous pitch to east and west edges terminating in cast iron eaves gutters. Lead lined valley gutters exist at the intersection with the principal roof covering of the chancel. The vestry roof is covered with blue/grey Welsh slates to even courses. The ridge is a clay angel tile and mortar bedded.*

- 3.2.1 The slated roof coverings all appear to be in a sound, satisfactory condition.

There is evidence of loose and missing mortar bedding to the ridge tiles and the slates are in a 'ragged' condition at the junction of the lead valleys.

- |           |  |
|-----------|--|
| <b>R1</b> | Carry out slate repairs by a competent and experienced roofing contractor. |
|-----------|--|

- |          |   |
|----------|---|
| <b>M</b> | 3.2.2 It is recommended that as a routine item of maintenance the roof should be examined and repairs undertaken on a twice yearly basis. |
|----------|---|

### 3.3 TOWER

*The roof form consists of a simple continuous pitch to north and south edges terminating in cast iron eaves gutters. The tower roof is covered with blue/grey Welsh slates to even courses. The ridge is a clay angle tile and mortar bedded.*

- 3.3.1 The slated roof coverings all appear to be in a sound, satisfactory condition.

- |          |   |
|----------|---|
| <b>M</b> | It is recommended that as a routine item of maintenance the roof should be examined and repairs undertaken on a twice yearly basis. |
|----------|---|

## 4. **RAINWATER GOODS AND DISPOSAL SYSTEMS**

### 4.1 NAVE + CHANCEL (incl. COMMUNITY ROOM)

*Along the south elevation cast iron ogee shaped gutters seated onto the stone corbelled eaves discharging into round plain cast iron downpipes via hopper heads in some instances all screw fixed to wall via ear brackets on bobbins. Open stone gulleys exist at ground level.*

*Around the apse exists curved sections of cast iron gutters seated onto the stone corbelled eaves discharging into downpipes or hopper heads all as per the south elevation.*

*All rainwater goods are painted black.*





*Along the north elevation black UPVC deep flow rounded shaped gutters on rafter brackets discharging into round plain black UPVC downpipes all screw fixed to wall via ear brackets. Open gulleys exist at ground level.*

- 4.1.1 The rainwater goods appear to be in a sound, serviceable condition.

Previous QIR's raised the issue of water staining and algae growth to the buttressing to the North elevation, suggesting that issues of heavy downpours surcharging the gutters is an issue. The repair works to the Community Room dormers (item 3.1.2) also included for raising slightly the eaves line of the roof so that this would help break the speed of rainwater. It is understood that this has reduced the issue of overflow of the gutter.

The abutment valley gutter between the tower and north roofing slope was not able to be examined as part of this inspection. There is no internal evidence of water ingress that would suggest failure of this gutter lining.

<b>M</b>	As a routine item of maintenance, the rainwater goods (gutters, downpipes and gullies) should be checked and cleared on a twice yearly basis.
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- 4.1.2 Previous QIR's have commented on the need for general refurbishment of the cast iron rainwater goods including redecoration and recaulking of the gutter and pipe joints.

<b>R3</b>	It is recommended that refurbishment of the CI rainwater goods is carried out.
-----------	--

4.2 VESTRY

*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. Open stone gulleys exist at ground level.*

*All rainwater goods are painted black.*

- 4.2.1 The rainwater goods appear to be in a sound, serviceable condition.

<b>M</b>	As a routine item of maintenance, the rainwater goods (gutters, downpipes and gullies) should be checked and cleared on a twice yearly basis.
----------	---

- 4.2.2 Previous QIR's have commented on the need for general refurbishment of the cast iron rainwater goods including redecoration and recaulking of the gutter and pipe joints.

<b>R3</b>	It is recommended that refurbishment of the CI rainwater goods is carried out.
-----------	--

4.3 TOWER

*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. Open stone gulleys exist at ground level.*

*All rainwater goods are painted black.*







4.3.1 The rainwater goods appear to be in a sound, serviceable condition.

**M** As a routine item of maintenance, the rainwater goods (gutters, downpipes and gullies) should be checked and cleared on a twice yearly basis.

## 5. BELOW GROUND DRAINAGE

5.1 *It is assumed that surface water discharges into the ground via soakaways located within the church grounds. Wastewater discharges into below ground drainage to the north side of the church and leads to either North Road and/or Framwelgate Peth.*

*See 'Limitations of the Inspection' note.*

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

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

## 6. PARAPETS AND UPSTAND WALLS

### 6.1 NAVE + CHANCEL (incl. COMMUNITY ROOM)

*The west wall of the nave and south aisle terminates at the junction with the roof covering in gable parapets projecting perpendicular from the roof slope by approximately 100-150mm. A raking mortar fillet covers the junction between roof and wall.*

6.1.1 The stonework of the water tabling stones all appears to be in a sound, good condition and in alignment albeit with some surface loss due to weathering. The pointing between the water tabling stones is however in a slowly deteriorating condition, this is not unexpected. The mortar fillet too is aged and cracked at its top edge therefore susceptible in allowing water ingress into the building fabric.

Resetting of the water tabling stones would resolve the weaknesses identified.

**R1** It is recommended that the water tabling stones are lifted, interleaved lead soakers checked and water tabling rebbed, pointed up in a lime : sand mortar and a new raking mortar fillet applied.

### 6.2 VESTRY

*The north wall of the vestry terminates at the junction with the roof covering in gable parapets projecting perpendicular from the roof slope by approximately 100mm. A raking mortar fillet covers the junction between roof and wall.*

6.2.1 The stone water tabling is generally in a good alignment and pointing is in sound, satisfactory condition following repair work carried out over the preceding quinquennial period.

However, a similar parapet termination exists to the pair of East facing lancet windows to the Vestry. The pointing here is in a deteriorating condition with gaps apparent between individual stone water tabling.

**R1**

It is recommended that these water tabling stones are lifted, interleaved lead soakers checked and water tabling rebbeded, pointed up in a lime : sand mortar and a new raking mortar fillet applied.

**6.3 TOWER**

*The east and west walls of the tower terminate at the junction with the roof covering in gable parapets projecting perpendicular from the roof slope by approximately 100-150mm. A lead cover flashing covers the junction between the roof and wall that terminates within a parallel chased joint in the top face of the water tabling stones.*

- 6.3.1 From what could be observed from ground level, the parapets appear to be in a sound, good condition.

**7. WALLING****7.1 NAVE + CHANCEL (incl. COMMUNITY ROOM)**

*The walling fabric of the nave and chancel is of buff coloured dressed and coursed squared local sandstone, the mortar joint thickness varying between less than 5mm up to 15mm. The mortar has a gritty aggregate as part of its mix, particularly visible on wider joints. There are several locations where repointing has been carried out previously in varying degrees of workmanship and specification.*

*The stonework to the community room has joints of 10-15mm thickness in cement gauged lime mortar with sand aggregate maintaining a gritty appearance.*

**7.1.1 South Elevation**

Divided into three panels each separated by projecting buttresses. There is evidence of the original slate DPC at low level now approximately 50-100mm above the present ground level.

Scope of repair work carried out 10 years ago included replacement of eroded stones and repointing in a lime : sand mortar along the whole of this elevation including the buttressing. Essential repairs were also undertaken to the organ blower chamber situated adjacent to the easternmost buttress.

The walling fabric to this elevation is in a sound, good condition. There is some eroded stonework, face only below the cill string level.

Two previous areas of slight structural cracking have been repointed as part of the above repair work; locations are as follows:

- Head of the westernmost light within the third bay from the west end.
- Head of the single light in the easternmost bay.







**M** As a matter of routine maintenance these movement cracks should be visually checked annually over the course of the quinquennium.

Any change and/or signs of further movement should be reported immediately to the church architect.

### 7.1.2 East Elevation

The walls of the east elevation comprise of the chancel apse and for the purposes of this report have been split vertically into two distinct sections:

#### 7.1.2.1 Low level (below 1.80m)

Stonework in the southeast side of the apse displays individual stones with significant erosion ranging from between 400 and 1800mm above ground level. This has previously been due to surface efflorescence, a thick white powder loose to the touch but causing some degree of stress to the stone surface. At the time of inspection there was no evidence of efflorescence build up but up to 20% of the stonework in this area is subject to some degree of surface loss.

It is also noted that the stonework is pointed in a mortar cementitious in nature, this being much harder and impenetrable than the sandstone it is surrounding. As such in places the pointing material stands proud of the stonework which it surrounds. The use of this hard material has inevitably accelerated the decay present in the sandstone, forcing moisture through the stone units rather than the intended mortar joints.

Although being on the south side of the church and exposed to sunlight the presence of the south aisle does give some degree of shading that may keep this section of walling in a perpetual 'damp' state.

Stonework in the northeast side of the apse displays far less signs of surface loss and deterioration however the widespread use of a cementitious mortar is again in evidence.

**R2** It is recommended that a schedule of work and specification in connection with selective stone replacement and repointing in a lime : sand mortar is prepared concerning this elevation.

**R3** 7.1.2.2 It is recommended that a phased schedule of stone replacement is actioned over the course of the quinquennium, highlighting the most severely eroded stones (decay > 50mm) where a shelf has been created which will retain water and accelerate further decay.

#### 7.1.2.3 High level (above 1.80m)

There is some material loss to the stone surface at high level but only to isolated pieces of stonework, most predominantly to the cill level of the five lancet windows which surround the sanctuary. These are concentrated to the first lancet on the north side and the junction of the apse wall with the south aisle east gable. The projecting cornice could do with repointing.

Repointing elsewhere across the upper levels appears in a sound satisfactory condition with only selective minor loss of material.





**R2** It is recommended that a schedule of work and specification in connection with selective stone replacement and repointing in a lime : sand mortar is prepared concerning this elevation.

**R3** 7.1.2.4 It is recommended that a phased schedule of stone replacement is actioned over the course of the quinquennium, highlighting the most severely eroded stones (decay > 50mm) where a shelf has been created which will retain water and accelerate further decay.

7.1.2.5 Cracking to 5 out of the 10 lancet window cill sections is evident, most probably due to an error in the placing of the original stone units following their natural bedding plane.

**M** As a matter of routine maintenance these movement cracks should be visually checked annually over the course of the quinquennium.

Any change and/or signs of further movement should be reported immediately to the church architect.

#### 7.1.3 **North Elevation**

Divided into four panels each separated by projecting buttresses. The most western bay contains the entrance doors to the community room lobby.

The stonework and pointing are all in a good condition, this is expected from a new build alteration executed in the 1990's. As described earlier pointing is in a cement gauged lime mortar.

#### 7.1.4 **West Elevation**

Condition of the stonework to the west wall follows the pattern very much as seen elsewhere. There is surface loss, some quite pronounced to individual stone units below the existing string course (1.2m above ground level), widespread use of cementitious pointing and in some cases the use of a cementitious skim. Certain sections of the string course are badly eroded and open vertical joints are evident along its length.

Higher level stonework appears to be in a much better condition although there are several areas of open joints where mortar loss is quite widely spread, particularly adjacent to the rose window (south side), south aisle window (north side) and adjacent to the water tabling stones (north side).

**R1** It is recommended that a schedule of work and specification in connection with selective stone replacement and repointing in a lime : sand mortar is prepared concerning this elevation.

**R2** 7.1.5 It is recommended that a phased schedule of stone replacement is actioned over the course of the quinquennium, highlighting the most severely eroded stones (decay > 50mm) where a shelf has been created which will retain water and accelerate further decay.





## 7.2 VESTRY

### 7.2.1 **North Elevation**

Over the preceding quinquennial period the Vestry north elevation has been repointed in full using a soft lime:sand mortar. It is found to be in a sound, good condition.

Stonework condition is also satisfactory with little number of individual stone showings signs of erosion.

### 7.2.2 **East Elevation**

Stonework in similar condition to that of the north elevation. Issues of pointing are prevalent, particularly in and around the gable dormer where there are open joints and 'twisting' of the stonework. It would be prudent to dismantle and rebuild plumb the top section of the stone dormer.

<b>R1</b>	It is recommended that a schedule of work and specification in connection with selective stone replacement and repointing in a lime : sand mortar is prepared concerning this elevation.
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<b>R2</b>	7.2.3 It is recommended that a phased schedule of stone replacement is actioned over the course of the quinquennium, highlighting the most severely eroded stones (decay > 50mm) where a shelf has been created which will retain water and accelerate further decay.
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7.2.4 A movement crack exists to the right-hand side of the vestry door tracing vertically above the lintel.

<b>M</b>	As a matter of routine maintenance these movement cracks should be visually checked annually over the course of the quinquennium.
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Any change and/or signs of further movement should be reported immediately to the church architect.

## 7.3 TOWER

7.3.1 The stonework walling of the tower has previously undergone a major repair programme to halt quite severe and frightening looking structural cracking.

The condition of the stonework/repointing remain in a sound, good condition.

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

### 8.1 **Tower Door**

*Of original construction and comprising of 4 broad softwood boards with three ledges and two broad wrought iron strap hinges.*

8.1.1 The door and frame are generally in a sound, satisfactory condition, albeit with some damage and wear at low level.

<b>R3</b>	It is recommended that the door is redecorated over the course of the quinquennium and hinges refurbished, finished with a rust inhibiting paint.
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**8.2 West Entrance Doors**

*Of original construction and comprising of two timber door leaves either side of a central stone mullion which supports a statue of St. Cuthbert. The door leaves are of oak boards framed, ledged and braced and the strap hinges are of a fleur-de-lis design contemporary with the construction of the church.*

8.2.1 The doors and frame are generally in a sound, satisfactory condition.

**R3**

It is recommended that the door is redecorated over the course of the quinquennium and hinges refurbished, finished with a rust inhibiting paint.

**8.3 South Aisle Door**

*Of original construction and comprising of a single timber leaf door in oak boards framed, ledged and braced and the strap hinges are of a fleur-de-lis design.*

*The door has an arched head and protective timber mouldings at the jambs.*

8.3.1 The door and frame are generally in a sound, satisfactory condition.

The junction between frame and stonework is in a deteriorating condition and could benefit from repair to ensure a draughtproof and secure junction.

**R1**

Carry out repair to door frame and masonry junction.

**R3**

8.3.2 It is recommended that the door is redecorated over the course of the quinquennium and hinges refurbished, finished with a rust inhibiting paint.

An external security grill comprising of metal vertical bars set in a framework of metal flats exists in front of the south aisle door. It is in a sound, satisfactory condition.

**9. WINDOWS****9.1 NAVE + CHANCEL****9.1.1 West Elevation**

Comprises of a circular window at high level above three lancet windows, all being of coloured glass. Repair work has been undertaken to the southernmost lancet and it has been reset into the existing opening.

Windows appear free from damage, albeit could benefit from a conservation clean. Polycarbonate protection has been installed externally.

The west gable of the south aisle comprises of two arched windows beneath a small rose type of tracery window. The window dates from 1899 and consists of figurative glass by T F Curtis, executed by Ward & Hughes. The window depicts (i) the Calling of Matthew and (ii) St. Anne teaching the infant Mary to read.

There is damage to the southern arched window where the lead comes to the top arch section have deteriorated and in conjunction with some minor movement has created separation of the glazing. A gap is noted.

There is also damage to the northern arched window in two places:

- There is a hole in the scroll held by St. Anne and a hole in her red drape in the same area which has been filled with putty and over painted with scumble. It is badly shattered underneath.
- At the base of the window there is a missing angel to the right-hand side.

**R2**

It is recommended to carry out conservation glazing repairs to the window by an ICON registered Conservator.

External polycarbonate protection installed, in satisfactory condition.

**9.1.2 South Elevation**

The windows on the south aisle comprise of two three light windows in the easternmost bays with one two light window in the westernmost bay. All are of plain leaded glass with the exception of the easternmost window that is of coloured glass and reputedly attributed to Burne Jones.

Windows appear free from damage and in a good condition. Polycarbonate protection has been installed externally.

The windows to the organ chamber south elevation comprise of one single lancet window in plain leaded glass as per the westernmost windows of the south aisle.

The eastern gable window to the organ chamber is of a design similar to that of the western gable.

Windows appear free from damage and in a good condition. Polycarbonate protection has been installed externally.

**9.1.3 Apse Windows**

There are five pairs of lancet windows in coloured glass, each pair with a central roundel above all around the eastern circumference of the apse.

Windows appear free from damage and in a good condition.

Polycarbonate protection has been installed.

**9.1.4 North Elevation**

The windows on the north side of the nave comprise of three two light tall lancet windows with a large circular window above in the easternmost bays and one two short lancet windows above the north entrance from the community room. All are of plain leaded glass.











Windows appear free from damage and in a good condition.

## 9.2 VESTRY

### 9.2.1 **East Elevation**

The vestry windows comprise of two lancets with a central roundel and are of obscured coloured glass in an arrangement of lead comes. The upper section of each lancet had originally an opening hopper although this now only exists in the southern light only.

Some movement has been observed towards the top section of the lancets and daylight is noted between leaded glass and stone mullion. Item 7.2.2 raises concern over 'twisting' of the masonry to the dormer and suggests take down and rebuilding of the stonework. This movement may well have caused the separation between the glazing and mullion observed at the time of inspection.

**R2**

It is recommended to remove the affected lancet windows and reinstate on completion of the masonry repairs.

### 9.2.2 **North Elevation**

The vestry windows comprise of two lancets matching the arrangement found on the east elevation.

A single narrow slot window lights the vestry WC.

Windows appear free from damage and in a good condition. Polycarbonate protection has been installed externally.

## 9.3 TOWER

The tower includes windows at its lowest and intermediate levels. These have all been replaced in leaded glass as part of the tower repair project, mostly inset directly into the stonework. Integral ventilators have been provided to the lancet windows at low level to allow a small through-flow of air.

Windows appear free from damage and in a good condition.

## 9.4 COMMUNITY ROOM

The windows to the community room comprise of low-level slung oak framed windows between the stone piers, and high level triangular glazed dormers. None of the glazing appears to be broken.

**INTERNAL****10. TOWERS, SPIRES**

10.1 Refer to item 13.2, 16.2 and 17.2.

**11. CLOCKS AND THEIR ENCLOSURES**

11.1 There are no clocks and associated enclosures existing within the church.

**12. ROOF AND CEILING VOIDS**

12.1 The nave, chancel and community room are all without voids, the roof structure simply being fully exposed from beneath. There is a small inaccessible roof space over the vestry, not inspected as part of the quinquennial.

See note made within Section C – Scope of the Report.

**13. ROOF STRUCTURES, CEILINGS, CEILURES****13.1 NAVE + CHANCEL (incl. SOUTH AISLE)**

*The roof structure comprises of softwood sarking boarding supported on collared rafters with king post trusses each seventh rafter. The structure is continuous along the nave and chancel terminating in a half cone above the apse.*

*The south aisle structure is exposed in continuation from the main roof but separated by the arcade. It is supported from a wall plate on the south wall and by a central purlin itself supported by raking struts spanning from the arcade columns.*

13.1.1 There is no evidence of recent water ingress over the nave and chancel, as such the roof structure appears in a good condition.

Previous QIR's reported that the south aisle indicates a degree of water ingress understood to be historic and as such the roof structure appears in a sound, good condition.

**M**

As a routine item of maintenance, it is recommended that the roof structure is brushed clean of dust and cobwebbing on a twice-yearly basis.

**13.2 VESTRY**

*A simple flat white painted plaster. Access to the ceiling void beyond is via a high-level trapdoor formed in the recess around the lancet windows.*

13.2.1 Ceiling condition appears to be in a sound, satisfactory condition.



### 13.3 TOWER

#### 13.3.1 **Ground Floor**

*The ceiling is of a vaulted construction with stone ribs intersecting centrally and supporting a brick cross groined vault above. The brick vaulting has been whitewashed.*

All is generally in a sound, satisfactory condition.

#### 13.3.2 **Ringing Chamber**

*The ceiling is presented as the exposed underside of the floor construction of the Belfry. Refer to item 16.3.3.*

All is generally in a sound, satisfactory condition.

#### 13.3.3 **Belfry**

*The ceiling is presented as the exposed underside of the tower roof structure.*

It appears generally in a sound, satisfactory condition and there is little evidence of any recent water ingress.

### 13.4 COMMUNITY ROOM

*The ceiling of the community room follows the pitch line of the extended roof to the north side of the nave and is of white painted plasterboard.*

*The ceiling to the community room lobby, kitchen and WC is of white painted plasterboard.*

- 13.4.1 Generally, the surface is in a satisfactory condition there is however increasing evidence of water staining particularly in and around the valley intersections of the roof dormers. This is a result of water ingress experienced over the course of the preceding quinquennial period but now rectified through roof slating repairs.

**R2**

It is recommended to carry out redecoration of the community room ceiling.

## 14. **UPPER FLOORS, BALCONIES, ACCESS STAIRWAYS**

- 14.1 The only upper floor section is above the community room entrance lobby/kitchen/WC and abuts the east face of the tower. It is currently used as a storage area.

The balcony including softwood balustrading, white painted plasterboard ceiling, carpet floor covering and staircase leading down to the community room is all in a sound, satisfactory condition.

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

### 15.1 CHOIR STALL PANELS

The subdividing low stone/marble panels running north-south, demarcating the transition between nave and choir stalls/chancel area are generally in a good condition.





Previous QIR's have made note of movement to the southern section where several areas of widening gaps between adjoining materials is visible. Looking side on the whole panel is leaning in a western direction towards the nave.

This movement related to inadequate support below ground and dishing observed to the floor covering on the last QIR. Since then, in 2017 a comprehensive programme of flooring repairs has been carried out to address the structural issues concerned by Kennek Construction Ltd. of Sunderland.

## 15.2 CHANCEL PANELLING

The choir and apsidal chancel have carved oak wall panelling around the perimeter that stands at approximately 2.5m high and has detailed filigree carving above a projecting cornice at cill level of the apse lancet windows.

15.2.1 It is generally in a good condition with defects previously observed as follows:

- Movement behind panels at the junction of the wall panelling and the organ screen.
- A central vertical split in four of the five panels adjacent to the organ screen, some general movement and central vertical splitting of the four panels adjacent to the junction of the stone choir screen and the north wall of the choir stalls.
- General blackening of the timber surface around the curved sections of the apse. This appears associated with the close proximity of the low level cast iron heating pipes.
- Crack in the filigree carving to the south side of the apse near the organ.

There is extensive efflorescence in the form of fine white powder (mineral salts) visible at the perimeter of the floor covering surrounding the apse end of the sanctuary. This is residue most probably due to forced accelerated drying of dampness within the walling structure via low level cast iron heating pipework. Unfortunately, the condition of the wall cannot be readily assessed due to the presence of full-length timber panelling surrounding the apse end of the sanctuary.

**R2**

It is recommended that a non-invasive form of investigation is carried out to assess the condition of the wall and rear of the panelling in the form of a borescope camera.

**M**

15.2.2 Although there are no signs at present of any insect or beetle infestation it is sensible to be mindful and regularly check for any signs of activity in this area.

## 15.3 ALTAR REREDOS

A substantial freestanding construction made up of large stone/marble blocks and dates from 1962, designs by C Hodgson Fowler. The top section is split into five panels each ornately carved with flower and branch motifs, the central panel taller than those adjacent emphasising the setting for the high altar crucifix.





The reredos is generally in an excellent condition however issues with its dead load and position on top of the marble high altar steps are causing issues with movement. Variable ground conditions and poor workmanship in the screeded floor are also contributory factors.

**M** As a routine item of maintenance visual checks are made twice yearly to assess any deterioration of the floor covering immediately below the reredos.

#### 15.4 NAVE PANELLING

Running along the north side of the nave at a height equal to that of the choir stalls is oak panelling generally matching that of the chancel minus the filigree of carving, substituted with a simple dentilled cornice.

It is all in a sound, satisfactory condition.

Running along the south side of the south aisle is a simple softwood dado panelling consisting of stained vertical tongue and groove boards at cill level of the aisle windows.

It is all in a good condition, albeit with no skirting to conceal the junction between floor and wall.

**M** Although there are no signs at present of any insect or beetle infestation it is sensible to be mindful and regularly check for any signs of activity in this area.

#### 15.5 TOWER GLASS DOOR

An interior glass lobby has been formed immediately behind the west doors of the tower. The lobby has been constructed from toughened glass and is frameless. A double door arrangement has the cross of St. Cuthbert etched onto each leaf.

It is in a good condition, albeit not entirely weathertight.

### 16. **GROUND FLOOR STRUCTURE, TIMBER PLATFORMS**

#### 16.1 NAVE + CHANCEL

The floor covering of both the nave and south aisle generally comprises of areas of pine wood block (8 3/4" x 2 15/16" x 1 10/16" x 2 1/2" deep) with sections of suspended boarded flooring in the same material beneath pews (or areas of former pew locations).

The floor covering to the chancel is predominantly carpeted with the exception of the choir stalls where an original Minton & Co. tiled (plain and decorative) floor finish is exposed. Further investigation has revealed that this tiled finish carries on underneath the carpet and extends fully into the sanctuary to the full width of the apse. The steps to the high altar are formed in substantial white marble sections.

16.1.1 Previous QIR's have made comment of a generally even flooring surface, some movement in the subfloor and large gaps between blocks being a hindrance to cleanliness and appearance only. In many ways this supports a positive statement on the condition of the floor structure and covering.





However, the previous QIR raised serious concerns with sections of the flooring, predominantly the following areas: adjacent to the northwest entrance door, junction between nave and south aisle at west end, adjacent to the chancel steps and adjacent to the south door at the east end of the south aisle.

Since then, in 2017 a comprehensive programme of flooring repairs has been carried out to address the structural issues to both floor structure and covering by Kennek Construction Ltd. of Sunderland.

What this repair work concluded is that a combination of historic insitu repairs, foot trafficking of the floor covering and substandard workmanship and materials employed in the laying of the original lime screed have presented today a floor structure and covering susceptible to a deteriorating condition.

Despite the good repair progress made it is prudent to keep a watching brief over the performance of the floor covering across the nave and south aisle. At the time of the most recent inspection the floor is generally found to be in a sound, satisfactory condition however there are the occasional incidents of loose wood blocks and open joints between individual blocks.

<b>M</b>	As a routine item of maintenance visual checks are made twice yearly to assess any deterioration of the floor covering to the nave and south aisle.
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16.1.2 Both the marble floor and steps to the high altar have moved significantly and selected floor tiles and risers are loose. This too may be due to a combination of poor ground conditions and insufficient structural support in the sub floor.

<b>R2</b>	It is recommended that a non-invasive form of investigation is carried out to the sub floor structure in the form of a borescope camera.
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16.2 VESTRY

The floor of the vestry is fully carpeted in blue and appears to be set on a firm and solid base. The exact nature of the floor structure however is unknown.

<b>R4</b>	Any future incidents of lifting the existing carpeting should include an examination of the condition of the floor structure beneath.
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16.3 TOWER

16.3.1 **Ground Floor**

Stone flag floor covering laid on a damp protected concrete slab with a gravel margin between the floor surface and the tower walls.

All generally in a good condition.

16.3.2 **Ringling Chamber**

Softwood timber board covering laid on a series of structural timber joists.

All generally in a good condition.

<b>M</b>	As a routine item of maintenance regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.
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**16.3.3 Belfry**

Broad softwood timber boards laid on a series of structural timber joists, these have additional support from below via 4 raking struts on corbels to the walls of the ringing chamber.

All generally in a good condition.

**M** As a routine item of maintenance regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.

**16.4 COMMUNITY ROOM**

The community room floor is of solid concrete slab construction with 'contract quality' carpet covering. The floor finish within the lobby serving the community room and nave is of quarry tiles. The floor finishes within kitchen and WC are of a non-slip vinyl.

All continue to remain in a good, sound condition.

The vestry floor is of suspended timber joist construction with 'contract quality' carpet covering matching that of the community room. The floor finishes within the WC is of a non-slip vinyl.

All continue to remain in a good, sound condition.

**17. WALLING FINISHES****17.1 NAVE + CHANCEL****17.1.1 North Wall**

Walls are generally white painted brickwork between the upper sections of the oak wall panelling and the eaves wall plate.

The brickwork is a soft red Victorian brick. Previous QIR's make comment that the interior of the church was last painted in 2010.

The choir wall has 6 gilded roundels at mid-height which have been over painted in gold.

The cills, jambs, heads and mullions to the 4 no. lancet windows are all in ashlar stonework. There has been some historic loss to the stone surface, more pronounced in the lower sections.

The wall decoration appears all in a good condition.

**17.1.2 South Arcade**

The south arcade is of three bays with a fourth smaller bay separating the choir from the organ. The arches of the arcade are of dressed and profiled stonework sitting upon columns of polished pink granite. Column bases are of dressed stonework.

There has been some historic loss of the stone surface of the column bases.



**M** It is recommended that as a routine item of maintenance the degree of erosion is visually checked twice yearly.

The stonework otherwise is all in a good condition.

#### 17.1.3 **West Wall**

Walls are generally white painted brickwork between a stone string course at 1.2m above floor level and north and south roof slopes. Set within this wall is a large circular window at high level above three lancet windows. The cills, jambs and heads to these openings are all in ashlar stonework. Beneath the string course walling is of coursed stonework that had previously been hidden by dado panelling.

There is some degree of disturbance to the wall decoration at high level to the south side. Between the circular and lancet windows there are pronounced streaking marks indicating some degree of water ingress. These defects may well coincide with areas of poor and/or missing pointing externally previously noted in item 7.1.4.

**R2** Redecorate in a breathable clay paint once the external defects are corrected and a sufficient drying out period is allowed.

Otherwise, the condition of the wall decoration is in good order.

17.1.4 The condition of the string course and stonework below is in a deteriorating condition. Surface loss is present throughout and is giving a somewhat unpleasant aesthetic to this section of walling. Reasons for the breakdown in the stone surface are linked to corresponding defects found in the external walling: inappropriate pointing material, open joints between masonry units, and eroded masonry stones. It is prudent to fix those defects seen externally before addressing internal repairs in the form of stone indenting and replacement.

**M** It is recommended that as a routine item of maintenance the degree of erosion in this section of stonework is monitored, carefully brush down any efflorescence deposits that form on the stone surface.

#### 17.1.5 **South Wall**

Walls are generally white painted brickwork between the upper section of the dado panelling and the eaves wall plate. Set within this wall there is a single door opening, two three light window openings, one two light window opening and one single light window opening. The cills, jambs and heads to these openings are all in ashlar stonework.

The condition of the wall decoration is generally in a sound, satisfactory condition. Redecoration in full over the course of the next quinquennium is not necessary.

There are however two localised areas which will need some attention.





1. Mid-way between each three light window opening and just above the dado panelling a small section of paintwork has completely 'blown' off the surface of the brickwork due to a build-up of efflorescence salts that became trapped between the paintwork film and walling masonry. This has been triggered by dampness or water ingress within the masonry.
2. The wall decoration between the single light window opening to the organ chamber and south door has been subject to damage by an excessive build-up of efflorescence salts that have become trapped between the paintwork film and walling masonry. This has been triggered by dampness or water ingress within the masonry.

**R2**

It is recommended that a schedule of work and specification is drawn up for the localised repair of the wall decoration in the areas as indicated above and repairs actioned as necessary.

- 17.1.6 The stone cills to the two three light and one two light windows have previously been patched repaired in a cementitious mortar. This is either loose, flaking or causing deterioration of the sandstone underneath.

**R3**

It is recommended that these cementitious mortar repairs are carefully removed and new stone repairs are implemented in the form of indenting new stonework and/or mortar repairs in a lime plaster.

The jambs to the south door are eroded, particularly at low level. Refer to item 8.3.1.

**17.1.7 East Wall**

This is of apsidal form in white painted curved brickwork.

There is extensive efflorescence visible at low level beneath the panelling which conceals the wall at all sides. This is of fine white powdery form and has previously been demonstrated to be mineral salts. Refer to item 15.2.

It is prudent to correct those external defects to the stonework as existing and noted within item 7.1.2 before auctioning any repair strategy for the walling condition behind this panelling.

**M**

It is recommended that as a routine item of maintenance the degree of powder evident at low level is to be monitored, carefully brush down any efflorescence deposits that form in this location.

The wall decoration at high level above the panelling appears to be in a good condition.

**17.2 VESTRY**

The walls are a combination of white painted plaster on solid wall construction and of plaster on partitions.

- 17.2.1 The condition of the wall decoration is generally sound and satisfactory.

There is however a single localised areas which will need some attention.

1. There is evidence on the north face of the vestry WC of disturbance to the plaster finish and decoration. This is linked to comments made in item 7.2.1 regarding the condition of external stonework and pointing, now corrected through comprehensive lime mortar repointing of the elevation.

<b>R2</b>	Redecorate WC in a breathable clay paint.
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### 17.3 TOWER

#### 17.3.1 **Ground Floor**

Prior to completion of the substantial structural repairs to the tower the walls below 1.8m above floor level generally showed ongoing considerable material loss from the surface. Dust particles were readily dislodged by hand, together with larger pieces of stone. Erosion was particularly severe around the internal reveals of the west doors and around the moulded reveals of the south facing door into the nave. This was addressed by comprehensive repairs in the form of stone replacement and mortar rendered repairs.

There continues to be ongoing issues with deterioration of the internal finish. Piles of powdered dust particles are collecting in the gravel margin set into the perimeter of the floor covering. Although after inspection this may well be limited to failure of the mortar rendered repairs as opposed to long standing issues with water ingress into the masonry fabric.

The mortar render repairs are assumed to have been carried out as a cost saving measure (against replacing eroded masonry with new stones) at the time of actioning major structural repairs to the tower.

<b>M</b>	As a routine item of maintenance lying dust particles should be regularly cleaned up and removed to ensure the ongoing operation of the perimeter gravel margin.
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- 17.3.2 Above 1.8m the condition of the stonework and pointing is much better. Large vertical cracks are evident in this section of walling and are associated with the general structural problems of the tower. On inspection these all appear to be stable with no further movement evident.

<b>M</b>	As a routine item of maintenance checking of structural cracks is to be carried out in this area for signs of any further movement. Notify the church architect immediately if this is the case.
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#### 17.3.2 **Ringling Chamber**

Walls are of rubble stonework which have been limewashed white as part of the tower repair project.

The wall decoration is generally in a good, sound condition, albeit with localised failure of the limewash coating due to a build-up of efflorescence salts in the stonework.

<b>M</b>	As a routine item of maintenance lying dust particles should be regularly cleaned up and removed.
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**17.3.3 Belfry**

Walls are of rubble stonework which have been limewashed white as part of the tower repair project.

The wall decoration is generally in a good, sound condition, albeit with localised failure of the limewash coating due to a build-up of efflorescence salts in the stonework.

<b>M</b>	As a routine item of maintenance lying dust particles should be regularly cleaned up and removed.
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17.3.4 Each wall contains the original louvre structure, each louvre comprising a central soft wood horizontal member bolted to the stonework across which is balance the louvre itself comprised of boarding supported on three balance drafters notched over the horizontal member. The external lead cover trim to the second louvre from the top on the north side is loose and misshapen.

<b>R1</b>	It is recommended to approach a competent and experienced steeplejack to action this repair.
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**17.4 COMMUNITY ROOM**

The walls are a combination of white painted plaster on solid wall construction, plaster on partitions and exposed stonework (north wall of nave).

The condition of the plastered and plasterboard walls is generally sound and satisfactory.

The exposed stonework of the north elevation of the nave is in a good condition albeit showing signs of extensive erosion at low level.

<b>M</b>	It is recommended that as a routine item of maintenance the degree of erosion is visually checked twice yearly.
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**18. FIXTURES, FITTINGS, FURNITURE AND MOVABLE ARTICLES****18.1 FONT**

Located to the rear of the nave centrally it is carved from stone and consists of a large octagonal bowl sitting on a stem made up from three circular shafts with squared plinths, all on a simple octagonal base. St. Cuthbert's cross is carved into the east face of the octagonal bowl. A simple flat timber lid covers the font top.

Stonework is generally in a good condition.

There is some degree of wearing to the stonework at low level and possibly coated at some point in its past with a thin mortar slurry, this does not however detract from its appearance.

**18.2 PULPIT**

Located to the south side of the nave at the junction with the south aisle and immediately in front of the chancel and organ chamber is the pulpit.



Constructed from an oak timber frame it is octagonal in plan with highly decorated tracery panels, it is of some artistic merit. It is seated on a stone base with a five step access from the south.

Generally timberwork and stonework is all in a good condition.

**M** It is recommended to carry out regular checks for any further signs of beetle and/or insect infestation.

The last QIR raised concerns over the stability of the pulpit due to insufficient support at below ground level. This has been rectified during the preceding quinquennium period by the installation of a new concrete foundation as part of the flooring repair works carried out by Kennek Construction Ltd. of Sunderland.

### 18.3 PEWS

The pews are of pine and stand unfixed to the floor of the nave, of simple design and appear contemporary to the church build.

The pews appear in a good condition, some wearing of the foot rails is evident and expected.

Chancel choir pews are more detailed and crafted from oak with finials and stall ends, sitting on a 'springy' timber pew platform.

The pews appear in a good condition.

**M** It is recommended to carry out regular checks for any possible signs of beetle or insect infestation.

### 18.4 LECTURN

Located to the north side of the nave immediately in front of the chancel is the lecturn. Substantial construction from oak with carved panels to its top and of some artistic merit.

Lectern appears in a good condition.

**M** It is recommended to carry out regular checks for any possible signs of beetle or insect infestation.

### 18.5 ALTAR TABLE + RAILS

The altar table is of an oak construction as is the bishop's chair and credence table. The altar rail is of brass and is contemporary with the building and of some artistic merit.

All in a good condition.

**M** It is recommended to carry out regular checks for any possible signs of beetle or insect infestation.







**18.6 BELL**

Single bell dating from 1863 by John Warner & Sons Foundry, diameter 14.84, 6no. canons. All fixed to substantial bell frame, floor mounted. Located within tower belfry. Recently rehung with new headstock, gudgeon and bearings.

All found in a sound, good condition.

**18.7 TUBULAR BELLS**

8no. tubular bells, date unknown by Latham Harrington & Co. located in tower belfry adjacent to church bell.

All found in a sound, good condition.

**19. TOILETS, KITCHENS, VESTRIES ETC.****19.1 TOILETS**

Refer to items 13.4, 16.4 and 17.4.

**19.2 KITCHEN**

Refer to items 13.4, 16.4 and 17.4.

**19.3 VESTRY**

Refer to items 13.4, 16.4 and 17.4.

**20. ORGANS AND OTHER MUSICAL INSTRUMENTS**

20.1 There exists a pipe instrument rebuilt and installed in 1946 by Harrison & Harrison of Durham, replacing a former organ dating from 1869 by Forster & Andrews. It originates from the Bruce Hall (now demolished) attached to All Saints Church, Tooting, London and is understood to be originally built by Peter Conacher & Co.

It is located at the south side of the chancel, east end of the south aisle within its own chamber. *The entry on the National Pipe Organ Register can be found here:*

[www.npor.org.uk/NPORView.html?RI=N12150](http://www.npor.org.uk/NPORView.html?RI=N12150)

20.1.1 The organ is regularly looked after by Harrison & Harrison Ltd. of Durham. It is understood to be in a satisfactory condition and working well.

**M**

Although no testing of the musical instrument was made as part of the inspection it is recommended that it is checked and inspected regularly.

All maintenance and repair works associated with the organ to be undertaken by a competent and experienced organ tuner.





## 21. MONUMENTS, TOMBS, PLAQUES, ETC.

### 21.1 *WWI and WWII Memorial*

The west side of the organ chamber is constructed from oak timber frame and panelling of nine bays and all of simple design and decoration. The central five panels have been incorporated into a memorial to those who lost their lives in both WWI and WWII. Brass plates containing inscriptions are screw fixed to the surface of the panelling.

The oak panelling and brass inscriptions are both in good condition.

Some minor distortion of the panelling has occurred at its north end and the construction is generally insubstantial in nature.

### 21.2 Elsewhere throughout the nave and chancel there are numerous surface fixed brass inscription panels dedicating various items of church furniture and fittings.

All are generally in an excellent condition.

### 21.3 A single inset stone memorial exists externally to the south west corner of the church dated 1986 in memory of deceased infants.

It is generally in a good condition.

## 22. SERVICE INSTALLATIONS GENERALLY

### 22.1 The comments made in the Quinquennial report regarding service installations are based on a visual examination only and that no tests or services have been undertaken.

Recommendations for the interval of inspections and tests to be carried out are indicated below as part of the continued maintenance of the Church building.

## 23. HEATING INSTALLATION

### 23.1 *The heating installation to the church is in two parts, principally a gas fired installation serving the main body of the church served from a boiler located in a vaulted chamber beneath the vestry and a gas fired installation serving the community room and vestry served from a boiler located in the vestry WC.*

*The boiler within the vaulted chamber is a 'Harrier ES' by Stelrad Ideal. It is mounted on a low-level masonry plinth on the basement floor. The flue discharges into the existing chimney via a metal flue. The incoming gas supply and metering is also located within the vaulted chamber.*

#### 23.1.1 The boiler installation is of considerable age, but it is understood to be still in a satisfactory working condition. The last servicing date is not known.

**M**

It is recommended that the system be checked annually each summer by a suitably qualified and competent Gas Safe engineer.



23.1.2 The steps to the boiler house do not have any handrail for support, which can present a serious trip and slip hazard in inclement weather.

**RO** Install new metal handrail to boiler house steps.

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

**R1** It would be recommended that a feasibility report is commissioned for a new heating installation at the church by an independent M&E consultant.

## **24. ELECTRICAL INSTALLATION**

24.1 *The main switchboard is a modern kind and located within the vestry. Where visible wiring appears to be of a metal sheathed cable and fixed to the wall. In the nave and chancel localised sockets are fed via surface mounted mini trunking and exposed metal sheathed wiring. In the vestry and community room all wiring is concealed within the construction and is of modern type being less than 20 years old.*

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

24.1.1 The date of the last electrical inspection and testing is not known. Checks should be made every 5 years, the parish should check and make arrangements if overdue.

**M** It is recommended that the electrical installation is inspected every five years by a competent, experienced and accredited electrician.

Church lighting to the nave, chancel and sanctuary is via LED halogen floodlights mounted at high level on the north and south nave walls. This is a recent installation replacing harsh and glaring halogens in 2018.

## **25. SOUND SYSTEM**

25.1 The Church operates a sound reinforcement system that includes an induction loop for hearing aid users. Speakers are located on the north nave and south aisle walls adjacent to the chancel and within the choir, all surface fixed with exposed wiring. Radio based microphones are also installed.

The operation of the system is understood to be in a good working condition.

**M** It is recommended to carry out sound system testing annually.

## 26. LIGHTNING CONDUCTOR

26.1 Lightning conductor finials are located on the east and west peaks of the tower gables and linked via a tape.

26.1.1 The date of the last lightning conductor inspection and testing is not known. Checks should be made every 2 1/2 years, the parish should check and make arrangements if overdue.

<b>M</b>	It is recommended that the lightning conductor installation is inspected every two and a half years by a competent, experienced and accredited engineer.
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<b>R3</b>	26.1.2 It is recommended that the PCC approach a suitably qualified and competent engineer to determine the requirement for lightning protection under BS 6651 and BS EN 62305.
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## 27. FIRE PRECAUTIONS

27.1 Fire safety rules affecting all non-domestic premises came into effect on 01 October 2006 (The Fire Safety Order 2005). Further advice can be obtained from the fire prevention officer and from the PCC's insurers. Under the Fire Regulatory Reform Act the PCC need to appoint a 'responsible person' to carry out a Fire Risk Assessment, which includes clear plans in case of fire (identification of risk, evacuation strategies, the safe removal of valuables etc). The PCC should ensure that there is a suitable and sufficient risk assessment in place. Further guidance is available at [www.firesafetylaw.communities.gov.uk](http://www.firesafetylaw.communities.gov.uk) and [www.churchcare.co.uk/building](http://www.churchcare.co.uk/building)

<b>M</b>	All fire extinguishers should be inspected annually by a competent engineer to ensure they are in good working order with the inspection recorded in the church log book and on the individual extinguishers.
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A water type fire extinguisher (sited adjacent to the entrance/exit) should be provided. As a general rule of thumb, one water extinguisher should be provided for every 250m<sup>2</sup> of floor area. A service of portable extinguishers report should be kept with this report.

## 28. ACCESSIBLE PROVISION AND ACCESS

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

28.1.1 There is good access into the church via the west tower entrance porch, where there is a level entrance. Throughout the nave there is level and free access although the chancel and choir stalls have stepped access points. The construction of the community room has allowed level access to the community room and church nave together with accessible facilities including a WC and kitchen within the western section of the community room.



The pews within the nave include space for wheelchairs to unassisted manoeuvre into the body of the congregation. An induction sound loop is installed within the main body of the church and it is in good working condition.

Large print hymn books are available for those with impaired sight.

- 28.1.2 It is not known whether an access audit has been carried out in connection with the church and church grounds.

**R1**

It is recommended that an access audit report is carried out to assess current needs and facilities provided are compatible with current guidance of The Equality Act.

## **29. INSURANCE**

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

## **30. HEALTH AND SAFETY**

- 30.1 Overall responsibility for the health and safety at the church, church hall and any grounds lie with the PCC. This report may identify areas of risk as part of the inspection, but this does not equate to a thorough and complete risk assessment by the PCC of the building and any attached grounds.

*The Construction (Design and Management) Regulations 2015*

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

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

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

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

An assessment has not been covered by this report.

An asbestos register should be available for any Contractors working on the building. Further information is included in the HSE code of practice The Management of Asbestos in Non-Domestic Premises L127 and guidance is available at [www.churchcare.co.uk/churches](http://www.churchcare.co.uk/churches)

When construction works are being planned at an initial stage an appraisal and investigation into the presence of asbestos should be carried out.

<b>R2</b> 31.1.1 If not already carried out it is recommended that an asbestos management survey is commissioned.
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## **32. PROTECTED WILDLIFE**

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

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

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

This is particularly pertinent where roofing works are concerned.

## **33. MAINTENANCE**

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

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

## CURTILAGE

### 34. CHURCHYARD

34.1 The churchyard is extensive and is largely grassed, its contours forming a bowl facing towards the south. There are several tarmac footpaths running through the churchyard used by the general public. The church is located within the northern portion of the churchyard.

The churchyard is now closed for any new plots however family burials continue. Plans for a memorial garden to the northwest corner of the churchyard are intended where ashes can be scattered.

The churchyard grassed and planted areas are generally well maintained and as such are in a good condition.

The boundary and extent of the churchyard is shown on the location plan (Fig. 2, p. 9).

### 35. RUINS

35.1 There are no ruins existing within the church grounds.

### 36. MONUMENTS, TOMBS AND VAULTS

36.1 There are no known individually listed monuments, tombs or vaults existing within the churchyard. There are several hundred gravestones existing within the churchyard and ongoing issues exist with the stability of individual headstones, many are leaning out of plumb.

The current practice is to place flat on the ground those headstones that are presenting a significant risk to individual's health and safety. It would be more appropriate to action an appropriate repair to reset the headstones in their original positions.

<b>M</b>	It is recommended that the church PCC remain proactive in identifying headstones deemed 'unsafe' and a health and safety issue. Notifications to the Local Authority are necessary and prompt remedial measures actioned.
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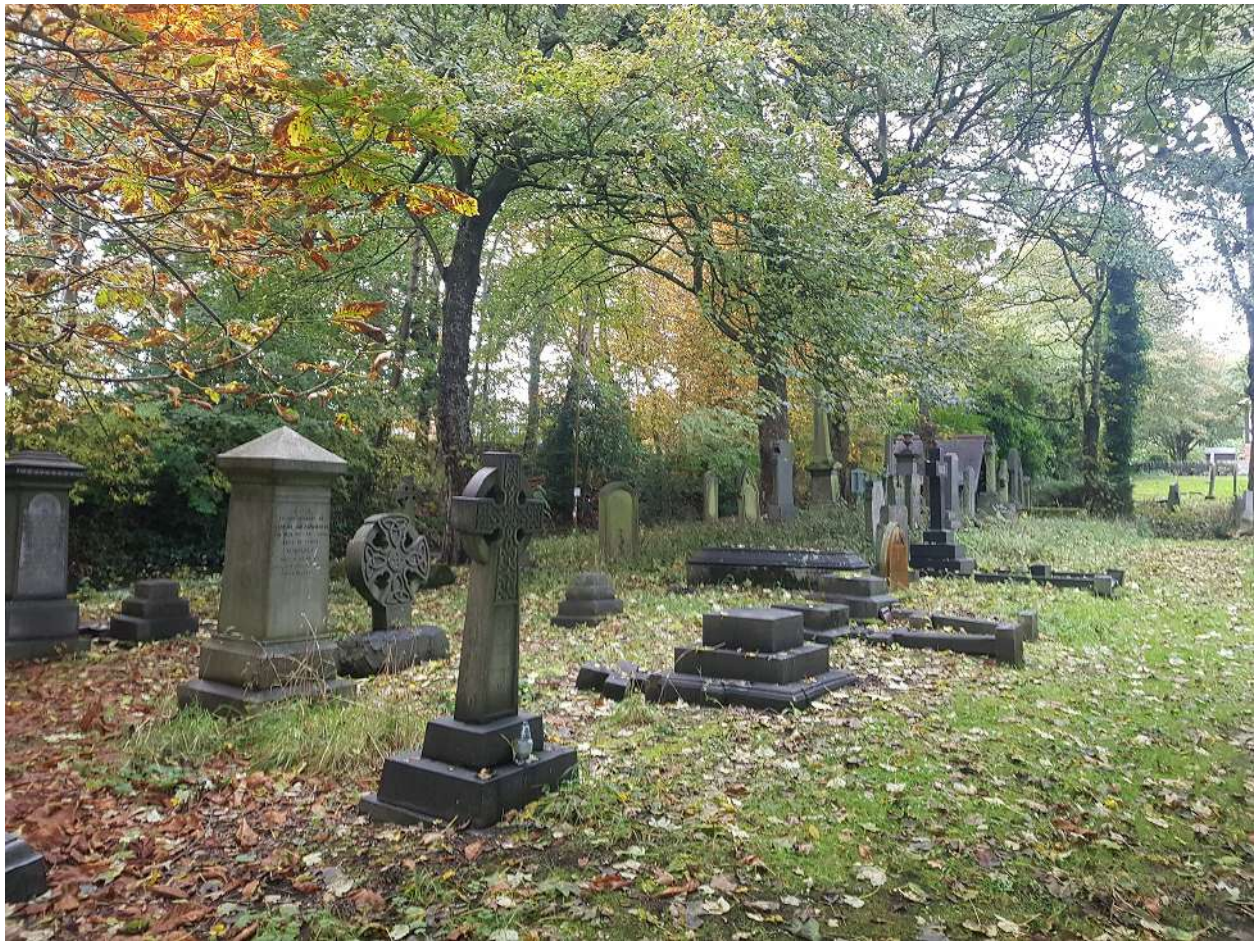
<b>R4</b>	36.2 It is desirable that a condition report and churchyard plan is commissioned to record and ascertain all existing churchyard monuments and tombs.
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### 37. BOUNDARY WALLS, LYCHGATES AND FENCING

#### 37.1 NORTH BOUNDARY

37.1.1 The north boundary of the churchyard adjacent to private gardens of neighbouring dwelling houses is formed by a stone wall comprising of squared rubble stone construction with a stone coping. The wall shows signs of historic movement along its length. This has raised the need for a degree of rebuilding and repointing work, there are some areas of brick infill.







**R3** It is recommended that a lime:sand repointing specification is drawn up and repairs carried out over the quinquennium period, as and when needed.

**M** 37.1.2 It is recommended as a routine item of maintenance that all evidence of weeds and vegetation are removed from the boundary wall and in close proximity to it.

### 37.2 EAST BOUNDARY

37.2.1 The east boundary to Framwellgate Peth is formed by a stone wall comprising of squared rubble stone construction with a stone coping and has a retaining element in part. Mature trees in close proximity to the boundary have caused a degree of movement in the walling structure historically. This has raised the need for a degree of rebuilding and repointing work. Sections of the walling have defects including split copings, misaligned copings and poor/deteriorating pointing. The stone pier at the south end of the boundary wall requires repointing.

**R3** It is recommended that a masonry repair specification (including lime:sand repointing) is drawn up and repairs carried out over the quinquennium period.

37.2.2 There is evidence of self-seeding trees and shrubbery growing in close proximity to the wall along with vegetation growing in the wall joints.

**M** It is recommended as a routine item of maintenance that all evidence of weeds and vegetation are removed from the boundary wall and in close proximity to it.

### 37.3 SOUTH BOUNDARY

The eastern section of the southern boundary of the churchyard is demarcated by a timber post rail and mesh fence.

37.3.1 It is generally all in a good condition.

The western section of the southern boundary of the churchyard is demarcated by a softwood paling fence and large areas of overgrown bushes and shrubbery.

The fencing is in a fair condition and some degree of shrub clearance is necessary.

**R3** It is recommended that a repair specification is drawn up and fencing repairs along with shrub clearance is actioned over the course of the quinquennium.

### 37.4 WEST BOUNDARY

37.4.1 The western boundary to North Road is formed by a substantial stone retaining wall at approximately 2m in height and adjacent to the public highway. There are also substantial mature trees along the length of this boundary near the rear of the retaining wall. Previous QI reports have commented on the poor condition of the wall and this continues to be the case.











This is most evident in the condition of the pointing material where there are several differing attempts at repointing either in cementitious mortar, pointing of sub-standard workmanship and missing sections of pointing resulting in deep voids between stones. The close location of tree roots is also having an effect on the alignment of the wall several ripples are evident on its western face and there is a pronounced bulge at approximately ten metres south of the lychgate. Coping stones are out of alignment in several locations.

<b>R2</b>	It is recommended that prior to any repair works carried out to the boundary wall a structural assessment is made concerning its ongoing condition.
<b>R3</b>	37.4.2 It is recommended that a masonry repair specification (including lime:sand repointing) is drawn up and repairs carried out over the quinquennium period.
<b>M</b>	37.4.3 As a routine item of maintenance shrub clearance and vegetation within the boundary wall is to be removed periodically over the course of the quinquennium.

37.4.4 The boundary wall is broken at the intersection of the east west liturgical axis of the church by a lychgate, dating from 1918 and constructed from a lower base of coursed squared sandstone and an upper section of timber, it has a Welsh slate roof with swept eaves.

The lychgate was constructed as a war memorial and merits protection under heritage legislation, individually listed at grade II.

The lychgate is in a sound, good condition.

Comprehensive repairs to the fabric of the lychgate alongside refurbishment of the memorial boards were carried out in 2018 by MGM Ltd. of Gateshead to coincide with the First World War Centenary.

### **38. TREES AND SHRUBS**

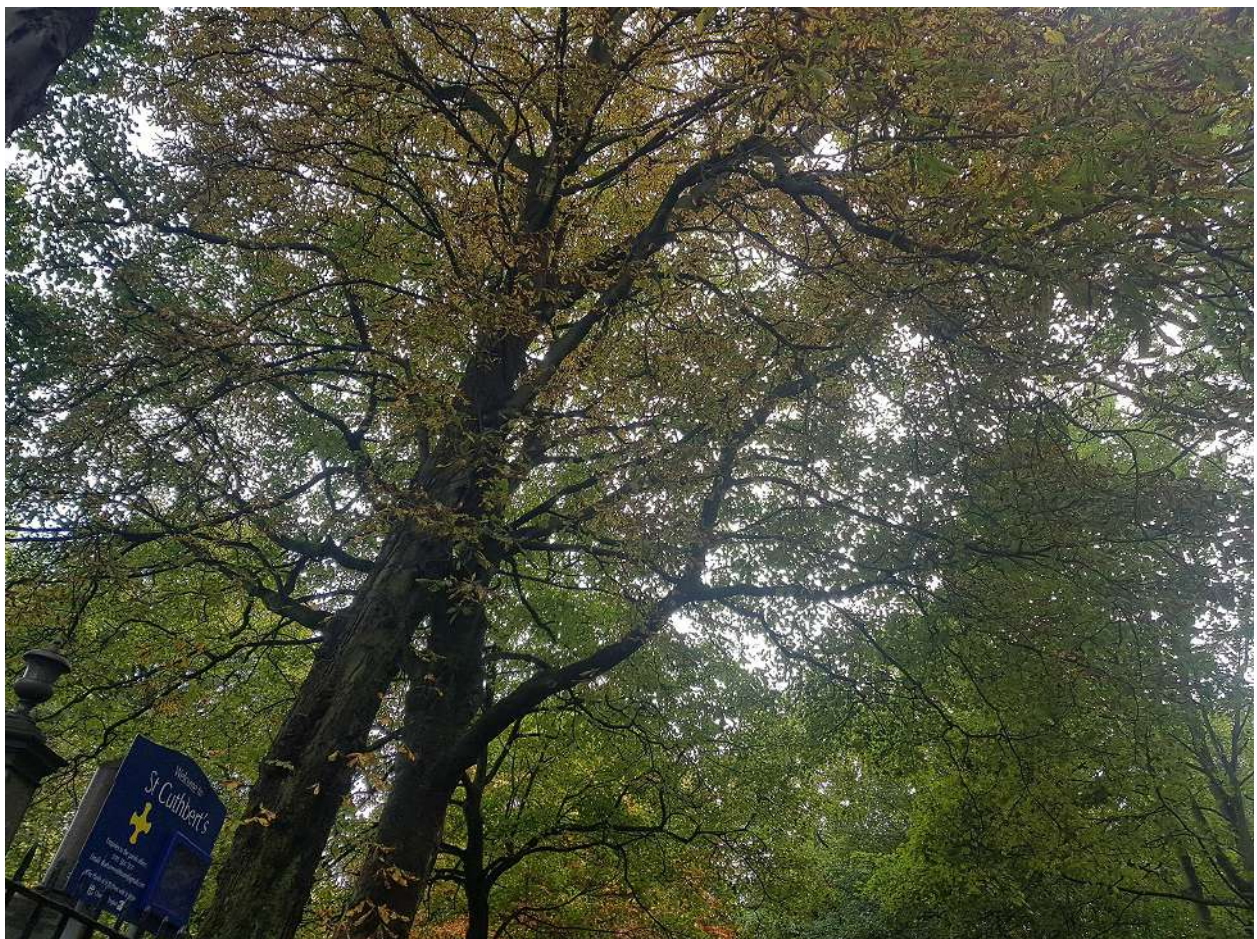
38.1 There are a large number of mature, substantial deciduous and evergreen trees throughout the churchyard many of which appear at maturity.

Those particularly along the west boundary are very close to the public highway and the retaining boundary separating the churchyard. The condition of these trees and their effect on the retaining wall are important.

All trees within the church grounds will require permission from the Local Authority to carry out tree work being located within a conservation area.

<b>R1</b>	38.1.1 It is recommended that enquiries are made with the Local Authority regarding the last known inspection date of the trees.
<b>R2</b>	38.1.2 Should there have been no inspection during the last quinquennium then it is recommended that a tree condition report is carried out by an arborist.





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| <b>M</b> | 38.1.3 It is recommended as a routine item of maintenance that the existing shrubbery and hedging across the churchyard is regularly monitored and maintained over the course of the quinquennium. |
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### 39. HARDSTANDING AREAS

- 39.1.1 There is an existing tarmacadam hardstanding area to the north east corner of the church which is used for parking. There is a pre-cast concrete flagged area outside the vestry door which is slightly uneven. The tarmac treatment continues along the north edge of the church stopping at the junction between vestry and community room. Beyond this junction the hardstanding is constructed from block paving. The west section of the hardstanding reverts back to a tarmacadam coating in front of the tower.

The tarmac path extends around to the west edge of the church and falls away steeply to the western boundary and lychgate. Immediately adjacent to the west doors the surface finish is stone flagged, again a little uneven. An old tarmac path extends across the west end of the south aisle and continuing along the south edge of the church. It is in a poor condition, much fragmented and extensive plant/weed growth has been allowed to penetrate the surface. This surface is no longer suitable for taking access machinery perhaps needed for roofing repairs and inspections. The hardstanding along the east end of the south aisle and southern section of the apse is of old tarmac and concrete, now extended in stone chippings.

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| <b>R1</b> | It is recommended that the hardstanding across the south side of the church (south aisle and chancel) is relayed in a new porous surface with a gravel appearance designed to take access machinery. |
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| <b>M</b> | 39.1.2 It is recommended that as a routine item of maintenance the junction between hardstanding areas and grass be regularly tended to controlling therefore the encroachment of grass and/or weeds. |
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### 40. NOTICEBOARD

- 40.1 Two noticeboards exist at the east and west entrances to the church grounds, blue background with white lettering displaying name of church and contact details. Both have the capacity for changing advertisement and notices within a perspex case.

- 40.1.1 Noticeboards are found to be in a good, sound condition.



## **RECOMMENDATIONS**

**RO** Urgent works requiring immediate attention.

QI Ref.	Recommendation	Budget Cost (£)
23.1.2	<i>Heating Installation</i>	00,750.00
	Install new metal handrail to boiler house steps.	



**R1**

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

QI Ref.	Recommendation	Budget Cost (£)
3.1.1	<i>Roof Coverings – Nave + Chancel</i>	
	Assess current detailed condition of roof covering through intrusive opening of the roof structure, assisted by a experienced roofing contractor.	00,750.00
3.1.2	<i>Roof Coverings – Nave + Chancel (Community Room)</i>	
	Carry out slate repairs by a competent and experienced roofing contractor.	01,000.00
3.2.1	<i>Roof Coverings – Vestry</i>	
	Carry out slate repairs by a competent and experienced roofing contractor.	00,500.00
6.1.1	<i>Parapets + Upstand Walls – Nave + Chancel</i>	
	It is recommended that the water tabling stones are lifted, interleaved lead soakers checked and water tabling rebbed, pointed up in a lime : sand mortar and a new raking mortar fillet applied.	07,500.00
6.2.1	<i>Parapets + Upstand Walls – Vestry</i>	
	It is recommended that the water tabling stones are lifted, interleaved lead soakers checked and water tabling rebbed, pointed up in a lime : sand mortar and a new raking mortar fillet applied.	02,000.00
7.1.4	<i>Walling – Nave + Chancel (West Elevation)</i>	
	It is recommended that a schedule of work and specification in connection with selective stone replacement and repointing in a lime : sand mortar is prepared concerning this elevation.	01,500.00
7.2.2	<i>Walling – Vestry (East Elevation)</i>	
	It is recommended that a schedule of work and specification in connection with selective stone replacement and repointing in a lime : sand mortar is prepared concerning this elevation.	Incl. 7.1.4
8.3.1	<i>Doors – South Aisle Door</i>	
	Carry out repair to door frame and masonry junction.	00,500.00
17.3.4	<i>Walling Finishes – Tower (Louvres)</i>	
	It is recommended to approach a competent and experienced steeplejack to action this repair.	01,500.00
23.1.3	<i>Heating Installation</i>	
	It would be recommended that a feasibility report is commissioned for a new heating installation at the church by an independent M&E consultant.	01,750.00
28.1.2	<i>Accessible Provision and Access</i>	
	It is recommended that an access audit report is carried out to assess current needs and facilities provided are compatible with current guidance.	01,000.00

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QI Ref.	Recommendation	Budget Cost (£)
38.1.1	<i>Trees and Shrubs</i>	
	It is recommended that enquiries are made with the LA regarding the last known inspection date.	n/a
39.1.1	<i>Hardstanding Areas (South Side of Church)</i>	
	It is recommended that the hardstanding across the south side of the church (south aisle and chancel) is relayed in a new porous surface with a gravel appearance designed to take access machinery.	15,000.00



**R2**

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

QI Ref.	Recommendation	Budget Cost (£)
7.1.2.1	<i>Walling – Nave + Chancel (E Elevation : Low Level)</i>	
	It is recommended that a schedule of work and specification in connection with selective stone replacement and repointing in a lime : sand mortar is prepared concerning this elevation.	01,500.00
7.1.2.3	<i>Walling – Nave + Chancel (E Elevation : High Level)</i>	
	It is recommended that a schedule of work and specification in connection with selective stone replacement and repointing in a lime : sand mortar is prepared concerning this elevation.	Incl. 7.1.2.1
7.1.5	<i>Walling – Nave + Chancel (W Elevation)</i>	
	It is recommended that a phased schedule of stone replacement is actioned over the course of the quinquennium, highlighting the most severely eroded stones (decay > 50mm) where a shelf has been created which will retain water and accelerate further decay.	15,000.00
7.2.3	<i>Walling – Vestry (E Elevation)</i>	
	It is recommended that a phased schedule of stone replacement is actioned over the course of the quinquennium, highlighting the most severely eroded stones (decay > 50mm) where a shelf has been created which will retain water and accelerate further decay.	05,000.00
9.1.1	<i>Windows – Nave + Chancel (S Aisle : W Window)</i>	
	It is recommended to carry out conservation glazing repairs to the window by an ICON registered Conservator.	05,000.00
9.2.1	<i>Windows – Vestry (E Window)</i>	
	It is recommended to remove the affected lancet windows and reinstate on completion of the masonry repairs.	02,500.00
13.4.1	<i>Roof Structures, Ceilings (Community Room)</i>	
	It is recommended to carry out redecoration of the community room ceiling.	03,000.00
15.2.1	<i>Chancel Panelling</i>	
	It is recommended that a non-invasive form of investigation is carried out to assess the condition of the wall and rear of the panelling in the form of a borescope camera.	02,000.00
16.1.2	<i>Ground Floor Structure (Chancel)</i>	
	It is recommended that a non-invasive form of investigation is carried out to the sub floor structure in the form of a borescope camera.	Incl. 15.2.1

QI Ref.	Recommendation	Budget Cost (£)
17.1.3	<i>Walling Finishes – Nave + Chancel (W Wall)</i>	
	Redecorate in a breathable clay paint once the external defects are corrected and a sufficient drying out period is allowed.	01,500.00
17.1.5	<i>Walling Finishes – Nave + Chancel (S Wall)</i>	
	It is recommended that a schedule of work and specification is drawn up for the localised repair of the wall decoration in the areas as indicated above and repairs actioned as necessary.	01,500.00
17.2.1	<i>Walling Finishes – Vestry (WC)</i>	
	Redecorate WC in a breathable clay paint.	00,750.00
31.1.1	<i>Management of Asbestos in the Building</i>	
	If not already carried out it is recommended that an asbestos management survey is commissioned.	00,750.00
37.4.1	<i>Boundary Walls, Lychgate + Fencing (W Boundary)</i>	
	It is recommended that prior to any repair works carried out to the boundary wall a structural assessment is made concerning its ongoing condition.	00,900.00
38.1.2	<i>Trees and Shrubs</i>	
	Should there have been no inspection during the last quinquennium then it is recommended that a tree condition report is carried out by an arborist.	01,200.00



**R3**

Work recommended to be carried out within 5 years.

QI Ref.	Recommendation	Budget Cost (£)
4.1.2	<i>Rainwater Goods – Nave + Chancel</i>	
	Carry out refurbishment (including dismantling and recaulking of the joints) of the rainwater goods by a competent and experienced roofing contractor.	10,000.00
4.2.2	<i>Rainwater Goods – Vestry</i>	
	Carry out refurbishment (including dismantling and recaulking of the joints) of the rainwater goods by a competent and experienced roofing contractor.	02,500.00
7.1.2.2	<i>Walling – Nave + Chancel (E Elevation : Low Level)</i>	
	It is recommended that a phased schedule of stone replacement is actioned over the course of the quinquennium, highlighting the most severely eroded stones (decay > 50mm) where a shelf has been created which will retain water and accelerate further decay.	17,500.00
7.1.2.4	<i>Walling – Nave + Chancel (E Elevation : High Level)</i>	
	It is recommended that a phased schedule of stone replacement is actioned over the course of the quinquennium, highlighting the most severely eroded stones (decay > 50mm) where a shelf has been created which will retain water and accelerate further decay.	07,500.00
8.1.1	<i>Doors – Tower Door</i>	
	It is recommended that the door is redecorated over the course of the quinquennium and hinges refurbished, finished with a rust inhibiting paint.	00,500.00
8.2.1	<i>Doors – West Entrance Doors</i>	
	It is recommended that the door is redecorated over the course of the quinquennium and hinges refurbished, finished with a rust inhibiting paint.	01,000.00
8.3.2	<i>Doors – South Aisle Door</i>	
	It is recommended that the door is redecorated over the course of the quinquennium and hinges refurbished, finished with a rust inhibiting paint.	00,500.00
17.1.6	<i>Walling Finishes – Nave + Chancel (S Elevation)</i>	
	It is recommended that these cementitious mortar repairs are carefully removed, and new stone repairs implemented in the form of indenting new stonework and/or mortar repairs in a lime plaster.	02,000.00
26.1.2	<i>Lightning Conductor</i>	
	It is recommended that the PCC approach a suitably qualified and competent engineer to determine the requirement for lightning protection under BS 6651 and BS EN 62305.	n/a

QI Ref.	Recommendation	Budget Cost (£)
37.1.1	<i>Boundary Walls, Lychgate + Fencing (N Boundary)</i>	
	It is recommended that a lime:sand repointing specification is drawn up and repairs carried out over the quinquennium period, as and when needed.	04,500.00
37.2.1	<i>Boundary Walls, Lychgate + Fencing (E Boundary)</i>	
	It is recommended that a masonry repair specification (including lime:sand repointing) is drawn up and repairs carried out over the quinquennium period.	08,000.00
37.3.1	<i>Boundary Walls, Lychgate + Fencing (S Boundary)</i>	
	It is recommended that a repair specification is drawn up and fencing repairs along with shrub clearance is actioned over the course of the quinquennium.	05,000.00
37.4.2	<i>Boundary Walls, Lychgate + Fencing (W Boundary)</i>	
	It is recommended that a masonry repair specification (including lime:sand repointing) is drawn up and repairs carried out over the quinquennium period.	10,000.00

**R4**

A desirable improvement with no timescale.

QI Ref.	Recommendation	Budget Cost (£)
16.2	<i>Ground Floor Structure – Vestry</i>	
	Any future incidents of lifting the existing carpeting should include an examination of the condition of the floor structure beneath.	00,500.00
36.2	<i>Monuments, Tombs and Vaults</i>	
	It is desirable that a condition report and churchyard plan is commissioned to record and ascertain all existing churchyard monuments and tombs.	04,500.00



This concludes the Quinquennial Report of the inspection of the Church of St  
Cuthbert, North Road, Durham.

A handwritten signature in black ink that reads "M Atkinson." The signature is written in a cursive, slightly slanted style.

MICHAEL ATKINSON RIBA AABC

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