

Michael Atkinson

ARCHITECTURE & HERITAGE



QUINQUENNIAL INSPECTION REPORT

CHURCH OF St. JOHN
DARLINGTON ROAD, ELTON VILLAGE

SEPTEMBER 2021



Diocese of Durham



prepared by

Michael Atkinson Architecture + HeritageClarewood
144 New Ridley Road
Stocksfield
Northumberland
NE43 7EH07800 593 347
info@atkinsonarchitecture.co.uk

With thanks to St. John's Church PCC for their assistance and support in the preparation of this Quinquennial Inspection Report.

REVISION HISTORY

ISSUE	DATE	BY	NOTES
v.1	17/09/2021	MA	DRAFT ISSUE

CONTENTS

INTRODUCTION

A:	The Inspecting Architect	5
B:	Background and General	5
C:	Scope of Report	11
D:	Sustainability and Net Zero Carbon	12
1.	Works Carried out Since Previous Report	13
2.	General Condition of Church	14

EXTERNAL INSPECTION

3.	Roof Coverings	15
4.	Rainwater Goods and Disposal Systems	16
5.	Below Ground Drainage	17
6.	Parapets and Upstand Walling	17
7.	Walling	18
8.	Timber Porches, Doors and Canopies	21
9.	Windows	21

INTERNAL INSPECTION

10.	Towers, Spires	23
11.	Clocks and their Enclosures	23
12.	Roof and Ceiling Voids	23
13.	Roof Structures and Ceilings	23
14.	Upper Floors, Balconies, Access Stairways	24
15.	Internal Doors & Panelling	24
16.	Ground Floor Structure	24
17.	Internal Finishes	26
18.	Fittings, Fixtures and Furniture	27
19.	Toilets, Kitchen and Vestry	28
20.	Organs and other Musical Instruments	29
21.	Monuments	29
22.	Service Installations Generally	30
23.	Heating Installation	30
24.	Electrical Installation	30
25.	Sound System	31
26.	Lightning Conductor	31
27.	Fire Precautions	31
28.	Accessible Provision and Access	32
29.	Insurance	32
30.	Health and Safety	32
31.	Management of Asbestos in the Building	32
32.	Protected Wildlife	33
33.	Maintenance	33

CURTILAGE

34.	Churchyard	34
35.	Ruins	34
36.	Monuments, Tombs & Vaults	34
37.	Boundary Walls, Lychgates and Fencing	34
38.	Trees and Shrubs	35
39.	Hardstanding Areas	35
40.	Noticeboard	36

RECOMMENDATIONS	37
------------------------	----

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

A Urgent works requiring immediate attention.

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

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

D Work recommended to be carried out within the Quinquennial period.

E A desirable improvement with no timescale.

M Routine items of maintenance.

APPENDICES

A Practical Path to Net Zero Carbon (PPNZC)

B Maintenance Plan

C Listing Description

D Explanatory Notes

A. THE INSPECTING ARCHITECT

- A.1 Michael Atkinson
BA BArch DipPPM (Newcastle) MACons (York) RIBA AABC

Michael Atkinson Architecture + Heritage

Clarewood
144 New Ridley Road
Stocksfield
Northumberland
NE43 7EH

07800 593 347 | info@atkinsonarchitecture.co.uk | @architectureo

B. BACKGROUND AND GENERAL

- | | | | |
|-----|---------|---|--|
| B.1 | Church: | Church of St. John
Darlington Road
Elton Village
Stockton on Tees
TS21 1AG | Parish of Elton
Deanery of Stockton
Archdeaconry of Auckland |
|-----|---------|---|--|

- B.2 The church of St. John is located at the west end of Elton Village and is set back, in an elevated position, from the former Stockton-Darlington Road which has since been by-passed by the A66.
- B.3 Regular services of worship at the church include Holy Communion (Book of Common Prayer) every Sunday at 9.00am. On every fourth Sunday of the month there is Evensong at 6.30pm. The Priest in Charge is Revd. Bill Braviner.
- B.4 Ordnance Survey Map reference – NZ 40183 17377.

GENERAL DESCRIPTION OF THE CHURCH

- B.5 The church of ST. JOHN consists of a chancel 19 ft. by 15 ft., with vestry on the north side, nave 33 ft. 3 in. by 18 ft., and south porch 4 ft. 6 in. square, all these measurements being internal. There is also a bellcote over the west gable containing two bells. The structure dates from the 12th century but was almost entirely rebuilt in 1841. The plan, however, remains unchanged, and some ancient features have been retained internally. The external appearance of the building is entirely modern, the roofs being of slate with overhanging eaves, the nave windows are small lancets, and the east window is of two trefoiled lights with a circle in the head.

The chancel arch is an interesting example of 12th-century work, forming a stone screen of three openings, all with semi-circular moulded arches, the middle one, or chancel arch proper, being 6 ft. 10 in in width. The arches are divided by rectangular piers with attached shafts facing the nave, standing on stone walls 2 ft. 8 in. high on either side of the middle opening. The shafts have moulded bases and cushion capitals with chamfered impost, the outer jambs of the side openings, which are only 3 ft. in width, being square with impost only.

The arches spring at a height of 8 ft. 9 in., and the middle one is ornamented with plain beak-heads. The whole of the stonework is original.

The doorway to the vestry is also of late 12th-century date, but is not in its original position. It has a semi-circular arch of a single order, with plain chamfered head and jambs and moulded label. The roof of the chancel is lower than that of the nave, but the floors are on the same level.

The original 12th-century south doorway has been rebuilt inside the church and has a semi-circular arch with chevron moulding springing from chamfered impost. Only the arch itself is old, the jambs being plastered, and a modern pointed arch, which alone shows to the porch, has been introduced below.

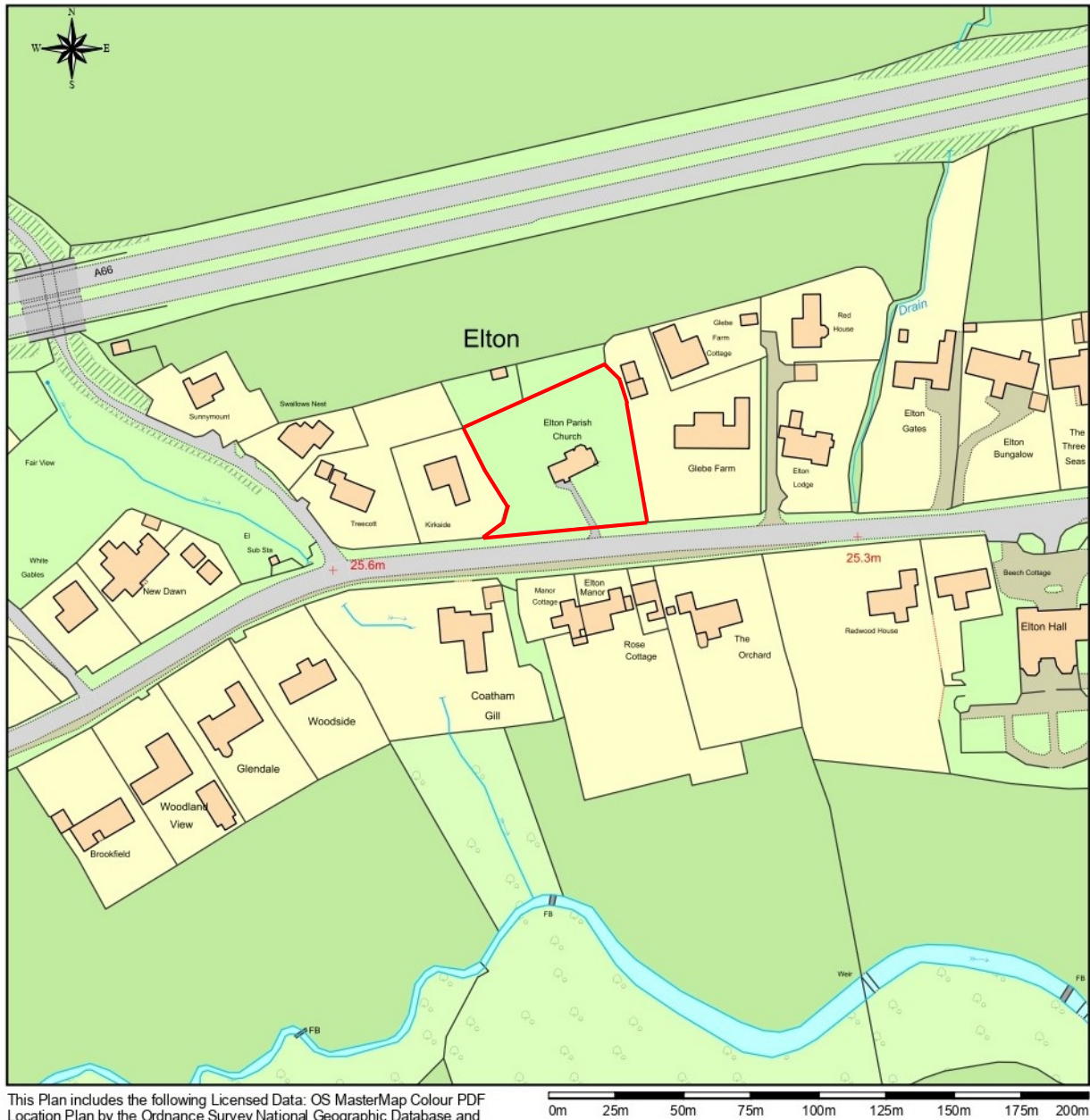
On the south side of the chancel is the cross-legged effigy of a man in chain armour with feet resting on a talbot. It has not been identified, but in 1714 was referred to as 'Gower's statue.' The monument possibly commemorates Robert Gower the younger, who died about 1315, for whom there was an obit in the church.

'Parishes: Elton', a History of the County of Durham: Vol. 3 [1928]

- B.6 By far the most significant internal feature is the Rood Screen of 1907, designed by J.N. (Sir John Ninian) Comper, with paintings by Miss E Gulland; it was given by Mary Scott in memory of her sister Eleanor. The pair of central gates and screens closing the flanking openings all have open cinquefoil-headed panels beneath an ornate moulded rail, and the tympanum of the central arch a wrought-iron screen with swirling Gothic circles, behind the Rood. The lower parts of the gates are painted with figures of SS Matthew, Andrew and Peter (north) and Paul, James and James the Less (south). The screen clearly aroused mixed emotions; Hodgkin (1913, 124) refers to 'a gaudily painted chancel screen which, with numerous coloured pictures, "decorates" the interior of the building.

'The Parish Church of St. John, Elton, An Archaeological Assessment'

- B.7 The church sits centrally within a squared churchyard existing of grassed areas with planting and trees to the north, west and east of the church. A tar-bound macadam path leads to the church from the south boundary edge of the churchyard.
- B.8 The church merits protection under heritage legislation and is grade II* listed.
- B.9 The church is not located within a conservation area.
- B.10 The church is planned on a traditional East-West liturgical axis.
- B.11 Date of Inspection: the church was visited and inspected on the morning of Tuesday 1st December 2020.
- B.12 Weather: sunny, clear and cool.



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, 2021. Ordnance Survey 0100031673

Fig. 1 | Churchyard Location Plan (1:2500 @ A4)

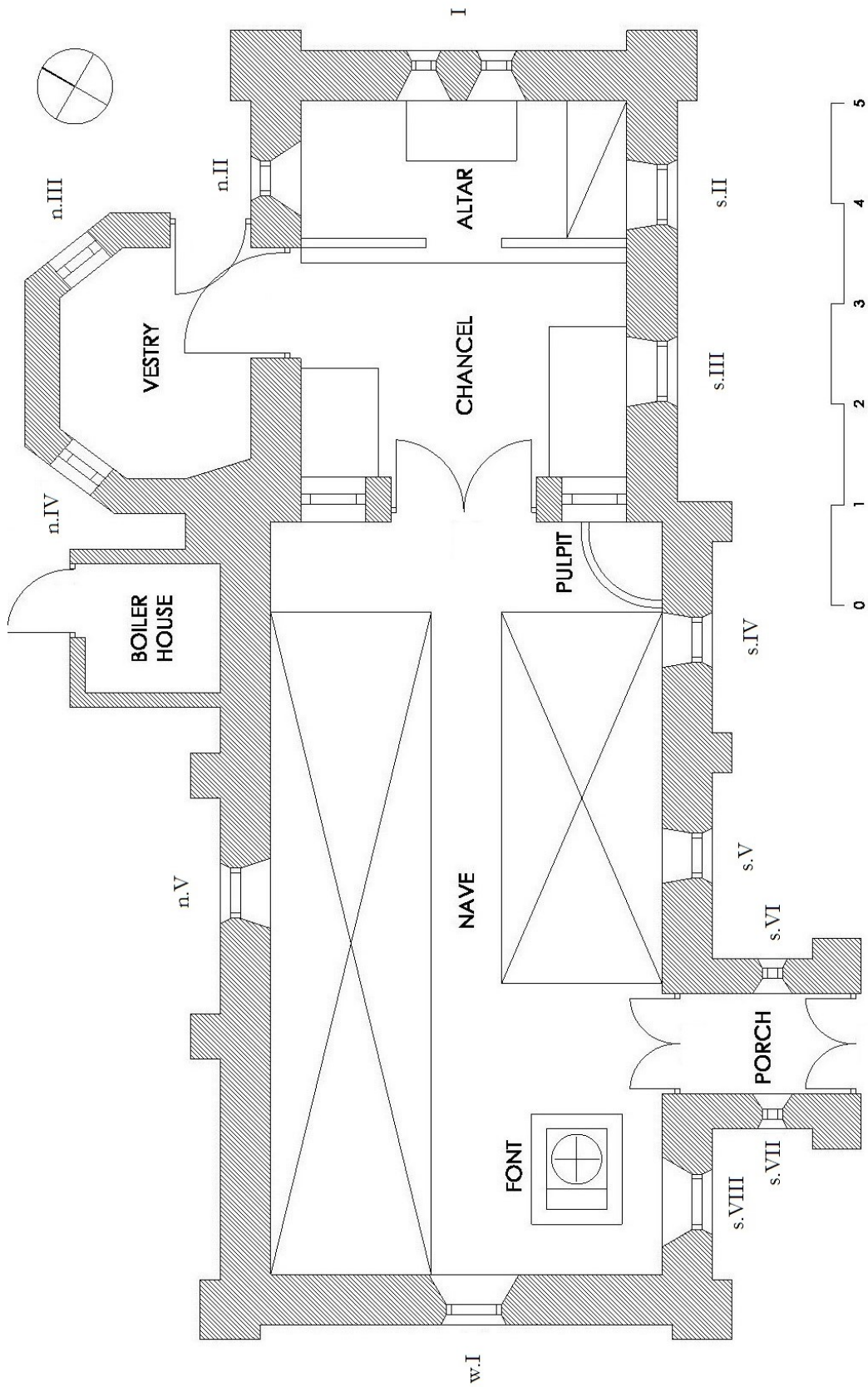


Fig. 2 | Church Floor Plan (not to scale)



Fig. 3 | Church Photographs (3.1 + 3.2 Exterior)



Fig. 4 | Church Photographs (4.1 + 4.2 Interior)

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 or civil engineering advice should be sought; this is recorded in the report.
- C.3 The following inaccessible parts were not included in this inspection:
- a. Enclosed roof space over Nave and Chancel.
 - b. Any hidden floor spaces.
 - c. 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. 7).
- 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 RECENT REPAIR AND MAINTENANCE WORKS

1.1 *Repair and Maintenance Work*

No major repair work undertaken at the church since the last inspection.

Annual checking of service installations and maintenance tasks carried out:

- Electronic organ check and inspection
- Electrical installation inspection and tested
- Annual PAT testing of electrical items
- Fire extinguisher serviced
- Minor slating and leadwork repairs
- Clearing leaves and debris out of rainwater goods

1.2 *Terrier and Log Book*

The Terrier and Log Book were not examined as part of the inspection.

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



2. GENERAL CONDITION OF THE CHURCH

The Church continues to be maintained in a sound, good condition, it is presented well within what is an attractive setting. The hard work of the PCC and churchwardens is to be acknowledged and encouraged greatly.

Of most pressing concern is the need to make further investigation with regards damp penetration through the chancel floor and at low level to the walling fabric of the nave. The reason for the apparent ingress of dampness is not immediately and clearly known. It may well be that ground moisture is not being adequately drained away from the building fabric or external treatment of the ground may be holding water rather than shedding water so therefore forcing it back into the structure.

Externally slating, stonework and repointing remains sound however some attention to the mortar fillets, ridges and pointing over the course of the quinquennium is well advised. There are several small areas where loose or missing mortar is evident particularly surrounding buttresses where repointing in a soft lime:sand mortar is recommended.

The interior is well presented and attractive, redecoration within the last 10 years remains in a good condition. The church however lacks key facilities that would improve its mission, worship and fellowship. It is recommended that a feasibility study is commissioned that looks at the viability of creating accessible WC facilities along with a small kitchenette.

The most important, dominant and spectacular feature of the church interior is the Rood Screen of 1907 by J.N (Sir John Ninian) Comper. This continues to remain in a sound condition although it displays increasing signs of wear and tear. It would be prudent for the church PCC to commission a conservators report to advise on the appropriateness of the long term repair and maintenance of this significant ecclesiastical object.

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 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 the church over the course of the next quinquennium.

EXTERNAL**3. ROOF COVERINGS**

The church roof form consists of a simple pitch to liturgical north and south edges over nave and chancel terminating in cast iron eaves guttering. A similar simple pitched roof over the south entrance porch runs into the south wall of the church. It is covered with blue/grey Welsh slates all to a consistent coursing. Over the north vestry there is a pyramidal roof and a mono pitch roof over the former boiler house. The roof terminates at east and west gables in pitched flat water tabling stones with kneelers. A break exists between nave and chancel with the ridge of the latter at a lower level. The ridge is a stone coping and mortar bedded.

3.1 ENTRANCE PORCH

Slating all appears to be in a sound, good condition.

All leadwork and mortar fillets to the end abutments appear in a sound, watertight condition. There is some minor cracking to the fillets but no loosening/movement evident.

3.2 NAVE

Slating all appears to be in a sound, satisfactory condition.

Mortar fillets to the gable abutments look brittle and cracks are evident, particularly at the east gable junction, south side. A very slight degree of loosening/movement was detected.

The stone ridge mortar bedding also looks very thin and there are cracks, separation and missing sections of mortar evident.

R2	3.2.1 It is recommended to carry out repairs to the gable fillets and ridge stone mortar bedding by a competent and experienced roofing contractor.
-----------	---

The lead flashing surrounding the west bellcote and north chimney stack appears satisfactory but would warrant inspection at the same time of attending to roofing repairs.

3.3 CHANCEL

Slating all appears to be in a sound, satisfactory condition. There are signs of repairs by the introduction of steel clips to the base of replacement slates and there is a single missing slate at ridge level to the south slope. Several slates have broken corner edges but otherwise fine.

Mortar fillets again look brittle and thin. The stone ridge mortar bed has been repaired since the last inspection and appears to be sound.

The lead flashing to the west abutment appears satisfactory but would warrant inspection at the same time of attending to roofing repairs.

3.4 VESTRY

Slating all appears to be in a sound, satisfactory condition.

The mortar bed to the ridge and hip stones is loose and missing in places.

- R2** 3.4.1 It is recommended to carry out repairs to the gable fillets and ridge stone mortar bedding by a competent and experienced roofing contractor.

3.5 FORMER BOILER HOUSE

Slating all appears to be in a sound, satisfactory condition.

There is a lead flashing at the junction of the top abutment with the north nave wall. There is no upstand to this lead flashing instead ticked into a horizontal joint in the masonry at the top of the roof slope. This detail does leave this junction susceptible to water penetration into the fabric.

- R1** 3.5.1 It is recommended that this area is investigated to ascertain the viability of installing an appropriate lead flashing to this area.

3.6 MAINTENANCE

Notwithstanding the above comments regarding the existing condition of the roof covering at the church it would be prudent for the PCC to enter into a contract with a local roofing contractor to attend to minor items of repair in connection with the roof covering including; isolated slate replacement on a like-for-like basis, refixing slipped slates, mortar bedding to ridge and abutments.

- M** 3.6.1 It is recommended that as a routine item of maintenance the roof coverings should be examined, and repairs undertaken on a twice-yearly basis.

4. RAINWATER GOODS AND DISPOSAL SYSTEMS

To the north and south elevation, cast iron half round profile gutters on rafter brackets discharging into 75mm diameter circular downpipes screw fixed to wall via ear brackets on bobbins, two number downpipes to each elevation. At ground level downpipes discharge into clay gullies via cast iron shoes. At junction between north vestry and former boiler house there is a rectangular cast iron hopper taking surface water from chancel north slope, vestry and nave north slope. All rainwater goods are painted black.

4.1 ENTRANCE PORCH

No visible signs of leaking or blockages, paint finish is good. The rainwater goods are generally in a sound, working condition.

4.2 NAVE

No visible signs of leaking or blockages, paint finish is good. The rainwater goods are generally in a sound, working condition.

4.3 CHANCEL

No visible signs of leaking or blockages, paint finish is good. The rainwater goods are generally in a sound, working condition.

4.4 VESTRY

No visible signs of leaking or blockages, paint finish is good. The rainwater goods are generally in a sound, working condition.

The rainwater downpipe and hopper arrangement at junction between Vestry and former Boiler House is now much improved. Previously reported evidence of excessive algae and moss growth has been eradicated.

4.5 BOILER HOUSE

No visible signs of leaking or blockages, paint finish is good. The rainwater goods are generally in a sound, working condition.

4.6 MAINTENANCE

Keeping on top of the operation of the rainwater goods is an important task. Without ensuring their continual free flowing and dispersal of water defects to the building fabric can inevitably occur. It would be prudent for the PCC to enter into a contract with a local roofing contractor to attend to regular maintenance of the rainwater goods, all in conjunction with the roof covering.

M	4.6.1 It is recommended therefore that as a routine item of maintenance the rainwater goods (gutters, downpipes and gullies) should be checked and cleared on a twice-yearly basis.
----------	---

5. BELOW GROUND DRAINAGE

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

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 *Gable ends generally terminate in flat water table coping stones. An apex cross exists at east gable end and at the transition between nave and chancel. A bellcote exists at the west gable end.*

6.1.1 There is increasing evidence of stone erosion to the water tabling and as such open joints between the masonry units have begun to show more prominently. Cracks in individual water tabling stones are also noted.

It is recommended that repair of the water tabling is carried out, including lifting, repair (either replacement and/or indenting new stonework), rebedding and repointing.

R3	Carry out repair to the water tabling by a masonry contractor.
-----------	--

- 6.1.2 The apex crosses all appear to be in a sound condition. There is a little deterioration of the stonework, stone carving detail however remains reasonably crisp and sharp. The adequacy of secure fixings could not be determined and would benefit from closer examination.

R3

It is recommended that a steeplejack is commissioned to carry out a high-level survey of the apex crosses.

7. WALLING

Walling of the church is generally constructed from squared rubble sandstone laid in random courses and bedded and pointed in lime mortar. Ashlar dressings to buttresses, door and window surrounds.

7.1 ENTRANCE PORCH

Walling constructed of similar stone to that of the south wall of the Nave and has entrance door opening of a two-centred arch with a continuous chamfer, set beneath a steep gable on chamfered kneelers, with a roll-moulded finial. There are low buttresses at the south end of each side wall; the side walls have small chamfered lancets with almost triangular heads.

- 7.1.1 The condition of the stonework remains sound with some erosion to individual stones, particularly the arch to the entrance door.

Repointing is generally sound however there appears continuing evidence of loose or missing sections of mortar particularly surrounding the buttresses together with use of cementitious mortar.

R1

It is recommended that a lime:sand mortar repointing specification and methodology is drawn up and repairs executed to correct defective areas.

7.2 NAVE

7.2.1 **North Elevation**

Elevation is set out in bays with windows separated by buttresses of contrasting sandstone and capped by a projecting corbel of dressed stone. Window surrounds of sandstone also.

The condition of the stonework remains sound with some degree of erosion to individual stones.

Repointing is generally sound however there appears continuing evidence of loose or missing sections of mortar particularly surrounding the buttresses and at plinth level. These are the more exposed elements of the walling fabric therefore it is not unusual to find deterioration of the pointing in these areas.

R1

It is recommended that a lime:sand mortar repointing specification and methodology is drawn up and repairs executed to correct defective areas.

7.2.2 **South Elevation**

Elevation is set out in bays with windows separated by buttresses of contrasting sandstone and capped by a projecting corbel of dressed stone. Window surrounds of sandstone also.

The entrance porch occupies the second bay from the west.

The condition of the stonework remains sound with some degree of erosion to individual stones. A crack exists to the cill of window s.IV.

Repointing is generally sound.

7.2.3 **West Elevation**

Elevation is mostly constructed in coursed ashlar sandstone in random heights between stone dressings and window surrounds. This represents an outer skin that was added during the 1970's and is a significant intervention into the historic fabric of the church.

Above the west gable is a chamfered square-headed vent, below the gabled bell-cote which has twin lancet openings and a blind roundel above.

The condition of the stonework remains good and stable.

Repointing is generally sound. Some deterioration of the lime mortar due to weathering is noted resulting in greater definition of the ashlar blocks, to be assessed at the next QI.

7.3 CHANCEL

7.3.1 **North Elevation**

Walling constructed of similar stone to that of the south wall of the Nave and has low clasping buttresses at its east end, and a chamfered plinth. There is a single lancet window opening east of the Vestry, surrounds of tooled and dressed sandstone.

The condition of the stonework remains sound with some degree of erosion to individual stones.

Repointing is generally sound.

7.3.2 **East Elevation**

Walling constructed of similar stone to that of the south wall of the Nave and has low clasping buttresses at both north and south edges. The east window consists of a pair of trefoiled lancets with an oculus above and between. The gable above has a slab coping, chamfered on its underside, and a cross finial.

The condition of the stonework remains sound with some degree of erosion to individual stones. A hairline crack exists through the oculus at high level.

Repointing is generally sound however there appears continuing evidence of loose or missing sections of mortar particularly surrounding the buttresses and ashlar surrounds to the window openings. This is particularly evident to the ashlar quoins to the south side of the elevation where the condition of the pointing is poor.

R1 It is recommended that a lime:sand mortar repointing specification and methodology is drawn up and repairs executed to correct defective areas.

7.3.3 South Elevation

Walling constructed of similar stone to that of the south wall of the Nave and has low clasping buttresses at its east end, and a chamfered plinth. There are two short lancet windows, surrounds of tooled and dressed sandstone.

The condition of the stonework remains sound with some degree of erosion to individual stones.

Repointing is generally sound however there appears continuing evidence of loose or missing sections of mortar particularly surrounding the buttresses.

R1 It is recommended that a lime:sand mortar repointing specification and methodology is drawn up and repairs executed to correct defective areas.

7.4 VESTRY

The Vestry is of unusual semi-octagonal plan, and largely covers the north wall of the chancel. It is built of coursed roughly-squared stone, with a chamfered plinth; in its east wall is a square-headed doorway with a chamfered surround and in the north-east and north-west walls short lancet windows.

7.4.1 The condition of the stonework remains sound with some degree of erosion to individual stones. This is particularly evident at low level just above the plinth stones where in the odd stone considerable erosion has occurred and would benefit from a degree of stone mortar repair.

Repointing is generally sound.

R1 It is recommended that a lime:sand mortar repair specification and methodology is drawn up and repairs executed to correct defective areas.

7.5 FORMER BOILER HOUSE

A lean-to structure with external walls constructed from coursed dressed sandstone, built circa 20C.

7.5.1 The condition of the stonework and pointing remains in a good stable condition. There exists an open vertical joint with the abutment to the Nave.

M It is recommended that as a routine item of maintenance this area of the church is visually monitored on an annual basis for any signs of movement.

8. TIMBER PORCHES, DOORS AND CANOPIES

8.1 Entrance Porch

Solid timber double door, vertical boarding and two-centred arch head. Decorative metal door handle and latch.

Door stained dark brown, in excellent condition.

M	As a matter of ongoing maintenance, it is recommended that the door, door frame and ironmongery is refurbished and redecorated every 5 years.
----------	---

8.2 Vestry Door

Timber 'frame and panel' style door comprising of four no. flat panels.

Door painted black, in excellent condition.

M	As a matter of ongoing maintenance, it is recommended that the door, door frame and ironmongery is refurbished and redecorated every 5 years.
----------	---

8.3 Boiler House Door

Replacement timber framed, ledged and braced door with vertical boarding.

Door painted black, decoration condition slightly deteriorating but otherwise in sound condition.

M	As a matter of ongoing maintenance, it is recommended that the door, door frame and ironmongery is refurbished and redecorated every 5 years.
----------	---

9. WINDOWS

9.1 ENTRANCE PORCH

9.1.1 *East (s.VI)*

Single small window with a two centred arch over.

Window appears to be in a good condition.

9.1.2 *West (s.VII)*

Single small window with a two centred arch over.

Window appears to be in a good condition.

9.2 NAVE

9.2.1 *North (n.V)*

Single window with clear diamond pattern leaded glazing with a two centred arch over.

Window appears to be in a good condition.

9.2.2 *South (s.IV, s.V, s.VIII)*

Three windows all with clear diamond pattern leaded glazing with a two centred arch over.

Windows all appear in good condition.

9.2.3 *West (w.I)*

Single window of stained glasswork depicting St. John. Inscription reads as follows: *'placed in memory of the Jeffersons of Elton & Norton by their descendant John Hogg 1867'*.

The lowest panel is sagging causing deforming of the ferramenta.

R2

It is recommended that a conservators condition report is commissioned.

9.3 CHANCEL9.3.1 *North (n.II)*

Single small window of stained glasswork depicting the crucifixion. Inscription reads as follows: *'truly this is the son of god'*.

Window appears to be in a good condition.

9.3.2 *East (I)*

A pair of tall lancet windows (north - Wise & Foolish Virgins, south – Ascension) surmounted by a circular lunette all in stained glass leadwork. Typical mid-19th century work, in memory of General William Sutton Esq. of Elton.

Windows all appear to be in good condition.

9.3.3 *South (s.II, s.III)*

Two lancet windows both stained glasswork. Inscriptions read as follows: *'Thy brother shall rise again – To the glory of God & in memory of Marianne Milner aged 87'* and *'Damsel I shall say unto thee arise – In memory of the Revd. Albany Wade late rector of this parish also of his wife Elizth. Orde & Children.*

Both windows are showing signs of sagging to the lowest panel causing deforming of the ferramenta.

R2

It is recommended that a conservators condition report is commissioned.

9.4 VESTRY9.4.1 *North (n.III, n.IV)*

Two windows all with clear diamond pattern leaded glazing with a two centred arch over.

Windows all appear in good condition.

INTERNAL**10. TOWERS, SPIRES**

10.1 There are no towers or spires existing within the church.

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 Any enclosed roof spaces were not surveyed as part of the inspection. See note made within Section C – Scope of the Report.

13. ROOF STRUCTURES, CEILINGS, CEILURES**13.1 ENTRANCE PORCH**

Double pitched timber frame construction. Exposed rafters are sawn and overlaid with a sarking of wide sawn boards.

13.1.1 All appears to be in a satisfactory condition. There is some peeling of paint to the sarking board which would benefit from redecoration.

R2

Carry out redecoration in a breathable clay paint.

13.2 NAVE

A trussed roof, spanning across the nave and supported by the top of the wall and lower stone corbels, supports both purlins and rafters which are underdrawn by a boarded ceiling of flat sheets.

13.2.1 The roof structure and ceiling has been decorated over the course of the last 10 years. It remains in excellent condition.

The furthest most structural bay to the west end of the trussed roof appears to have suffered from structural movement historically. Both the timbers and ceiling boards are twisted to such a degree that a gap is visible between them.

The previous QI Report makes mention of this distortion to the structural roof frame. Over the course of the quinquennium there appears to be no further movement of distortion of the ceiling boards in this area.

M

It is therefore recommended that monitoring of this area is continued. Any visible signs of movement are to be reported to the Church Architect.

13.3 CHANCEL

A single truss, spanning across the chancel and supported by the top of the wall and lower stone corbels, supports both purlins and rafters which are underdrawn by a boarded ceiling of flat sheets.

The roof structure and ceiling has been decorated over the course of the last 10 years. It remains in excellent condition.

14. UPPER FLOORS, BALCONIES, ACCESS STAIRWAYS

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

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

15.1 ROOD SCREEN

The most important, dominant and spectacular feature of the church interior is the Rood Screen of 1907 by J.N (Sir John Ninian) Comper, with paintings by Miss E Gulland .

Peter F Ryder, Historic Buildings Consultant description of the Rood Screen is included below.

The pair of central gates and screens closing the flanking openings all have open cinquefoil-headed panels beneath an ornate moulded rail, and the tympanum of the central arch a wrought-iron screen with swirling Gothic circles, behind the Rood. The lower parts of the gates are painted with figures of SS Matthew, Andrew and Peter (north) and Paul, James and James the Less (south).

15.1.1 Upon inspection the screen appears in a sound, good condition. There is evidence of dirt, wear and tear to the timber framework alongside sections of candle wax droplets. The iconographic figure of St Paul is worn and faded. Checking faculty records it is understood that the rood screen was last repaired in 1986. Previous issues with opening and closing the screen have now been corrected.

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

15.1.2 The historical, ecclesiastical, artistic and cultural value/significance of this screen cannot be underestimated.

R3	Despite its satisfactory condition it is highly recommended that the PCC obtain a conservators report that highlights its current condition and provides advice/recommendation for any future maintenance and/or repair.
-----------	--

16. GROUND FLOOR STRUCTURE, TIMBER PLATFORMS

16.1 ENTRANCE PORCH

Solid construction finished in quarry tiles with sharp square edges, there is an area of encaustic tiles at the threshold.

16.1.1 All floor surfaces appear to be in sound, satisfactory condition. There is some surface tarnishing.

16.2 NAVE

Solid aisle construction, which is covered in a carpet between which there are two raised sections of boarded timber platforms that occupy the pews. There is a strip of painted magnesite or concrete between the front pew and the Rood Screen.

16.2.1 All floor surfaces appear to be in satisfactory condition.

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 and around the timber platform areas.
----------	--

16.3 CHANCEL

Solid construction at same level as that of the nave. Paving is a mixture of sandstone paving with encaustic tiling in the aisle and at the crossing in front of the altar rail. There are two steps up to the altar. There are raised sections of floor on either side of the aisle. Carpeting covers the majority of floor surfaces.

16.3.1 Generally, floor surfaces appear to be in satisfactory condition.

There is erosion of the floor stone paving and areas of salt eruption particularly surrounding the altar steps. This in some areas is causing a degree of erosion.

The reason for the apparent ingress of dampness is not clearly known. It may well be that ground moisture is not being adequately drained away from the building fabric or external treatment of the ground may be holding water rather than shedding water so therefore forcing it back into the structure.

R0	It is recommended that the cause of the dampness is further investigated and a strategy for correction of this issue is prepared.
-----------	---

R2	16.3.2 Carry out corrective action to ease the effects of damp penetration into the fabric of the church.
-----------	---

16.3.3 The raised section of timber floor to the south side of the church is flexing, suggesting that there is an issue with the structure beneath. The timber boarding has been replaced with a sheet material which may explain the movement but further investigation is warranted.

If there is an issue with the structure this may well be linked with moisture penetration as described in item 16.3.1.

R0	It is recommended that the cause of the flexing to the raised floor area is further investigated in connection with item 16.3.1.
-----------	--

R2	16.3.4 Carry out any joinery repairs required to the floor structure.
-----------	---

M	16.3.5 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 and around the timber platform areas.
----------	---

- 16.4 VESTRY
Refer to item 19.3 for comments and notes.

17. INTERNAL FINISHES

- 17.1 ENTRANCE PORCH
White breathable paint covering on lime render.

- 17.1.1 Within the last 10 years an extensive programme of decoration has been carried out, the unsuitable paint coverings have been carefully removed and a breathable paint finish applied, as such the wall finish is in excellent condition.

- 17.2 NAVE
White breathable paint covering on lime plaster.

- 17.2.1 Within the last 10 years an extensive programme of decoration has been carried out, the unsuitable paint coverings have been carefully removed and a breathable paint finish applied, as such the wall finish is in excellent condition.

Previous QIR's have made mention of disturbance to the plaster and decoration at eaves level to the north east corner, adjacent to the chimney. It is not known whether the chimney and its flashings have been fully checked. Refer to item 3.2 for further comments and recommendations.

At the east wall above the central arch and rood screen there are signs of vertical cracking and slight disturbance to the plaster finish beneath the bottom chord of the roof structure. The crack is most probably due to earlier historic movement, it is the weakest point in the whole of the east wall. At the rear of the arch it appears that a crack line has been pointed up in the past which suggests that movement has halted some time ago.

M	It is advised that this crack line is continued to be monitored by regular visual checks for any future movement.
----------	---

- 17.2.2 The crack noted through the cill of window s.IV externally to the south elevation is also noted internally.

M	It is advised that this crack line is continued to be monitored by regular visual checks for any future movement.
----------	---

- 17.2.3 There is the beginnings of disturbance to the plaster and decoration finish at low level between pews particularly along the south elevation but also noted elsewhere. This suggests a degree of damp penetration a which warrants further investigation. It may well be linked with the issues seen to the chancel floor structure and covering.

RO	It is recommended that the cause of the plaster and redecoration finish to the nave is further investigated in connection with item 16.3.1.
-----------	---

17.3 CHANCEL

White breathable paint covering on lime plaster.

- 17.3.1 Within the last 10 years an extensive programme of decoration has been carried out, the unsuitable paint coverings have been carefully removed and a breathable paint finish applied, as such the wall finish is in excellent condition.

The hairline cracking observed externally rising above the circular lunette up to the ridge is now not visible internally following redecoration.

17.4 VESTRY

Refer to item 19.3 for comments and notes.

18. FIXTURES, FITTINGS, FURNITURE AND MOVABLE ARTICLES18.1 FONT [1874]

Stone and elaborate of neo-Romanesque form with a square bowl carrying chip-carved decoration and motifs.

- 18.1.1 Stonework to font appears to be in good condition.

There is some salt eruption at low level surrounding the font steps.

RO

It is recommended that the cause of the salt efflorescence at plinth level is further investigated in connection with item 16.3.1.

18.2 PORTABLE FONT [2013]

The newest item of ecclesiastical furniture is a portable font made from English oak and located adjacent to the high altar.

- 18.2.1 The font is in excellent condition.

18.3 PEWS [1874]

All are made from pitch pine with moulded bench ends.

- 18.3.1 The pews appear in a sound condition

M

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

18.4 PULPIT [1874]

Of segmental plan with an openwork wrought-iron front with foliate patterns.

- 18.4.1 Wrought-ironwork to pulpit appears to be in good condition.

18.5 LECTURN [date of origin not known]

Of carved oak portraying image of eagle.

- 18.5.1 Lectern appears in a good condition.

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

18.6 STATUE OF THE VIRGIN MARY [1919]
The statue appears to be in good condition.

18.7 VESTRY WALL SAFE [date of origin not known]
Panelled Gothic door.

The wall safe appears in good condition.

18.8 CHURCH BELLS
Two bells exist within the west bellcote.

The first bell dates from c.1500, measures 14.25 inches in diameter, foundry unknown – similar to that found at St. Mary's Church, Raskelf.

The second bell dates from 2014, measures 17 inches in diameter from John Taylor & Co. Foundry. This bell replaced the cracked bell mentioned in previous QIR's.

18.8.1 The bells were not able to be closely examined as part of the inspection.

It is understood that they are both in regular use.

19. TOILETS, KITCHENS, VESTRIES ETC.

19.1 TOILETS
There are no toilet facilities existing within the church.

R2 It would be well worth considering exploring the feasibility of providing such facilities either within the church or the churchyard.

19.2 KITCHEN
There are no kitchen facilities existing within the church.

R2 It would be well worth considering exploring the feasibility of providing such facilities either within the church or the churchyard.

19.3 VESTRY
The vestry is located and accessed via the north side of the chancel. It is rectangular in plan with two splayed corners of 1200mm in length.

19.3.1 *Floor*
Suspended timber floor construction with carpet covering overlying softwood boarding.

All appears in good condition.

19.3.2 *Walls*
White breathable paint covering on lime plaster.

Within the last 10 years an extensive programme of decoration has been carried out, the unsuitable paint coverings have been carefully removed and a breathable paint finish applied, as such the wall finish is in excellent condition.

There is some disturbance to the plaster and decoration finish at low level.

No cracking apparent.

19.3.3 Ceiling

White breathable paint covering on lime plaster.

Refer to item 19.3.2 regarding ceiling finish condition.

20. ORGANS AND OTHER MUSICAL INSTRUMENTS

- 20.1 The church uses a Viscount Domus 832 digital church organ, installed in 2017 and located to the north side of the chancel. The organ was originally owned by Louisa Waring of Yarm who bequeathed it to Stockton United Reformed Church in 2005 where she worshipped. In 2006 it was reinstalled in the Alma Street United Reformed Church, Stockton. This church closed in 2017 and was then installed at St. John's Church, Elton, to replace the existing electric keyboard donated by St. Peter's Church, Stockton. Prior to this, another instrument was played by the late John Scaife, Organist 1982 – 1997.

The Viscount organ is reported to be in good working order.

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 electronic/digital organ tuner.

21. MONUMENTS, TOMBS, PLAQUES, ETC.

21.1 STONE EFFIGY 'GOWER'S STATUE' [c1320]

Made from fine-grained sandstone in a much worn state and depicting a knight thought to be Robert Gower, dressed in full armour, head resting on a pillow and at his feet a lion.

Despite its worn appearance the stone effigy is in a stable, sound condition.

R4	21.1.1 It is desirable to commission a conservators report on its condition and recommendations for future repair and maintenance.
-----------	--

21.2 SUTTON MEMORIAL [1792]

Oval marble tablet to John Sutton Esquire of Stockton located towards the east end of the north wall of the nave.

Sutton memorial is in a satisfactory condition.

21.3 REVD. ALBANY WADE MEMORIAL [1851]

Marble tablet to the Revd. Albany Wade located on the north wall of the chancel to the west of the vestry door.

Revd. Albany Wade memorial is in a satisfactory 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 *Heating is generally provided by high level wall mounted electrical radiant heaters fixed to the north and south walls of the church.*

- 23.1.1 The operation of such a system tends to result in localised deterioration, bubbling and flaking of the finish to decorative eaves timber profiles. Despite the recent redecoration of the interior surfaces the timber eaves beam is showing slight signs of discolouration.

It would be prudent for the PCC to consider commissioning a feasibility study to gauge options for a more environmentally 'green' source of heating and installation. This is in line with the Church of England's commitment to be net zero carbon by 2030.

R1

Commission heating installation feasibility study.

24. ELECTRICAL INSTALLATION

- 24.1 The existing electrical metering and distribution equipment is mounted within the Vestry above the chancel door.

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 It is understood that the five-yearly test inspection has been carried out and that the installation was found to be in a satisfactory condition.

M

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

24.1.2 It would be prudent for the PCC to consider commissioning a feasibility study to gauge options for a more environmentally 'green' source of lighting the church. This is in line with the Church of England's commitment to be net zero carbon by 2030.

R1 Commission lighting installation feasibility study.

24.1.3 Testing of all electrical portable appliances is also carried out.

M It is recommended to carry out PAT testing annually.

25. SOUND SYSTEM

25.1 The Church operates a sound reinforcement system that includes an induction loop for hearing aid users.

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

M 25.1.1 It is recommended to carry out sound system testing annually.

26. LIGHTNING CONDUCTOR

26.1 There is no lightning protection system installed on the church.

R3 Despite the church's lack of spire and/or tower 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.

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 HCT 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 and www.churchcare.co.uk/building

M All fire extinguishers should be inspected annually by a competent engineer to ensure they are in good working order with the inspection recorded in the chapel log book and on the individual extinguishers.

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 250m² of floor area. A service of portable extinguishers report should be kept with this report.

The extinguishers are serviced annually and are all in good working order.

28. ACCESSIBLE PROVISION AND ACCESS

28.1 The Equality Act 2010 makes it unlawful to discriminate against disabled persons in connection with 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 The church has installed a sound loop for the hearing impaired and there exists a flat entrance for those individuals who are wheelchair bound. Level access is provided to the nave, chancel and vestry. The high altar is accessed via two steps.

There are no accessible WC facilities at the church.

R1

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

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 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 chapel and any grounds lies 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 are reminded that construction and maintenance works undertaken may require the appointment of a competent Principal Designer in order to discharge their legal responsibilities.

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

31. MANAGEMENT OF ASBESTOS IN THE BUILDING

31.1 The Control of Asbestos at Work Regulations contain duties for the PCC. The Regulations came into force in May 2004. They require an assessment of the building by the PCC.

If the presence of asbestos that has not been encapsulated is suspected a survey by a competent specialist should be carried out, including testing where necessary. The location and condition of asbestos containing materials should be recorded in an asbestos register. Where recommended by the survey report, the asbestos should be removed.

An assessment has not been covered by this report.

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

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

R2 31.1.1 It is recommended that an asbestos management survey is commissioned.
--

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 medium risk.

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

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

33. MAINTENANCE

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

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

CURTILAGE

34. CHURCHYARD

34.1 The church sits centrally within a squared churchyard existing of grassed areas with planting and trees to the north, west and east of the church. A tar-bound macadam path leads to the church from the south boundary edge of the churchyard.

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

35. RUINS

35.1 There are no ruins existing within the church grounds.

36. MONUMENTS, TOMBS AND VAULTS

36.1 There are no known listed monuments, tombs or vaults existing within the churchyard.

36.2 This is an open churchyard with a collection of various headstones, monuments and tombs. It is noted that several of the headstones are not adequately fixed into the churchyard ground and that this presents a genuine health and safety issue to the PCC.

Several headstones and tombs are decayed and damaged. Sections of stone elements and details from these headstones and tombs are laid adjacent, a broken crucifix for example.

R3

It is recommended that a condition report is obtained to ascertain the current condition of all churchyard monuments and tombs. This report would highlight any immediate action needed to be taken by the PCC.

There is a known sealed underground vault structure located immediately adjacent to the south entrance porch, evident within the landscape via a grassy mound.

37. BOUNDARY WALLS, LYCHGATES AND FENCING

37.1 NORTH BOUNDARY

The boundary along the north side of the churchyard is generally made up of mature trees, hedgerow and shrubbery.

This length of boundary is in good condition and well maintained.

37.2 EAST BOUNDARY

The boundary wall along the east side of the churchyard is constructed from stone with coping that runs from the southernmost edge and finishes mid-way along the boundary. The remainder of the boundary is made up hedgerow and shrubbery.

This length of walling is in good condition, the hedgerow and shrubbery are well maintained.

37.3 SOUTH BOUNDARY

The boundary wall along the south side of the churchyard is constructed from stone with coping. There is a pair of brick piers framing a black painted iron double gate.

37.3.1 This length of walling is generally in a satisfactory condition. There is isolated areas of missing pointing and vertical cracking within the wall at its west side. Plant growth is enveloping much of the boundary wall. The eastern pier cap has a broken corner edge.

R3	It is recommended to carry out isolated walling repairs over the course of the quinquennium period.
-----------	---

37.3.2 The iron gate entrance is in a satisfactory condition albeit signs of rusting are noted.

R2	It is recommended to refurbish the gated entrance.
-----------	--

37.4 WEST BOUNDARY

The boundary fence along the west side of the churchyard is constructed from timber. This length of fence is in a satisfactory condition.

38. **TREES AND SHRUBS**

38.1 The trees and shrubs located within the churchyard are generally well maintained. The date of the last tree condition inspection is not known.

M	It is recommended that the tree condition is checked once every five years by a suitably qualified arborist.
----------	--

There is a designated area for a compost heap located in the very north east corner of the churchyard. This is generally kept in a tidy condition.

39. **HARDSTANDING AREAS**

39.1 There is a simple tarmac path leading from the Churchyard gate up towards the porch and continues along the west and north sides of the church.

39.1.1 The edge of the tarmac adjacent to the grassed areas of the churchyard is breaking off and deteriorating in areas.

M	At present this damage is cosmetic only. It is recommended that the edge condition is continued to be monitored for any further deterioration.
----------	--

39.1.2 Along the north side of the church moss build up is evident to the tarmac path adjacent to the church walls.

M	It is recommended that the moss is carefully removed and area treated to inhibit future growth as a routine item of maintenance.
----------	--

- 39.2 A generously wide gravel margin exists alongside the Nave and Chancel walls to the south and east.

All gravel margins are generally clear and free from vegetation and debris, in sound good condition.

40. NOTICEBOARD

- 40.1 The church signboard is located on the south boundary of the churchyard adjacent to the footpath, constructed from timber and painted.

It is generally in a sound, satisfactory condition.

RECOMMENDATIONS

RO	Urgent works requiring immediate attention.
-----------	---

16.3.1	<i>Ground Floor Structure, Timber Platforms – Chancel (Steps)</i>	
	It is recommended that the cause of the dampness is further investigated and a strategy for correction of this issue is prepared.	
16.3.3	<i>Ground Floor Structure, Timber Platforms – Chancel</i>	
	It is recommended that the cause of the flexing to the raised floor area is further investigated in connection with item 16.3.1.	
17.2.3	<i>Internal finishes - Nave</i>	
	It is recommended that the cause of the plaster and redecoration finish to the nave is further investigated in connection with item 16.3.1.	
18.1.1	<i>Font [1874]</i>	
	It is recommended that the cause of the salt efflorescence at plinth level is further investigated in connection with item 16.3.1.	

R1

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

3.5.1	<i>Roof Coverings – Former Boiler House</i>	
	It is recommended that this area is investigated to ascertain the viability of installing an appropriate lead flashing to the former Boiler House.	
7.1.1	<i>Walling – South Entrance Porch</i>	
7.2.1	<i>Walling – Nave (North Elevation)</i>	
7.3.2	<i>Walling – Chancel (East Elevation)</i>	
7.3.3	<i>Walling – Chancel (South Elevation)</i>	
	It is recommended that a lime:sand mortar repointing specification and methodology is drawn up and repairs executed to correct defective areas.	
7.4.1	<i>Walling - Vestry</i>	
	It is recommended that a lime:sand mortar repair specification and methodology is drawn up and repairs executed to correct defective areas.	
23.1.1	<i>Heating Installation</i>	
	Commission heating installation feasibility study.	
24.1.2	<i>Electrical Installation</i>	
	Commission lighting installation feasibility study.	
28.1.1	<i>Accessible Provision and Access</i>	
	Any access audit reports previously carried out would benefit from revisiting to assess current needs and facilities provided are compatible with current guidance of The Equality Act.	

R2

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

3.2.1	<i>Roof Coverings – Nave</i>	
3.4.1	<i>Roof Coverings - Vestry</i>	
	It is recommended to carry out repairs to the gable fillets and ridge stone mortar bedding by a competent and experienced roofing contractor.	
9.2.3	<i>Windows – Nave West (w.I)</i>	
9.3.3	<i>Windows – Chancel South (s.II, s.III)</i>	
	It is recommended that a conservators condition report is commissioned.	
13.1.1	<i>Roof Structures, Ceilings – South Entrance Porch</i>	
	Carry out redecoration in a breathable clay paint.	
16.3.2	<i>Ground Floor Structure, Timber Platforms – Chancel</i>	
	Carry out corrective action to ease the effects of damp penetration into the fabric of the church.	
16.3.4	<i>Ground Floor Structure, Timber Platforms – Chancel</i>	
	Carry out any joinery repairs required to the floor structure.	
19.1	<i>Toilets</i>	
19.2	<i>Kitchen</i>	
	It would be well worth considering exploring the feasibility of providing such facilities either within the church or the churchyard.	
31.1.1	<i>Management of Asbestos in the Building</i>	
	It is recommended that an asbestos management survey is commissioned.	
37.3.2	<i>Boundary Walls – South</i>	
	It is recommended to refurbish the gated entrance.	

R3

Work recommended to be carried out within 5 years.

6.1.1	<i>Parapets and Upstand Walls – Water Tabling</i>	
	Carry out repair to the water tabling by a masonry contractor.	
6.1.2	<i>Parapets and Upstand Walls – Apex Crosses</i>	
	It is recommended that a steeplejack is commissioned to carry out a high-level survey of the apex crosses.	
15.1.2	<i>Rood Screen – Comper [1907]</i>	
	Despite its satisfactory condition it is highly recommended that the PCC obtain a conservators report that highlights its current condition and provides advice/recommendation for any future maintenance and/or repair.	
26.1	<i>Lightning Conductor</i>	
	Despite the church's lack of spire and/or tower 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.	
36.2	<i>Monuments, Tombs and Vaults</i>	
	It is recommended that a condition report is obtained to ascertain the current condition of all churchyard monuments and tombs. This report would highlight any immediate action needed to be taken by the PCC.	
37.3.1	<i>Boundary Walls - South</i>	
	It is recommended to carry out isolated walling repairs over the course of the quinquennium period.	

R4

A desirable improvement with no timescale.

21.1.1	<i>Stone Effigy 'Gower's Statue' [c1320]</i>	
	It is desirable to commission a conservators report on its condition and recommendations for future repair and maintenance.	

M	Routine items of maintenance.
----------	-------------------------------

1.2	<i>Terrier and Log Book</i>	
	It is recommended that as a routine item of maintenance the Log Book is updated and made available for review at every subsequent QI.	
3.6.1	<i>Roof Coverings – Maintenance</i>	
	It is recommended that as a routine item of maintenance the roof covering should be examined, and repairs undertaken on a twice-yearly basis.	
4.6.1	<i>Rainwater Goods - Maintenance</i>	
	It is recommended that as a routine item of maintenance the rainwater goods (gutters, downpipes and gullies) should be checked and cleared on a twice-yearly basis.	
5.1.1	<i>Below Ground Drainage</i>	
	It is recommended that as a routine item of maintenance the below ground drainage system is checked as a minimum twice yearly.	
7.5.1	<i>Walling – Former Boiler House</i>	
	It is recommended that as a routine item of maintenance this area of the church is visually monitored on an annual basis for any signs of movement.	
8.1	<i>Doors – South Entrance Porch</i>	
8.2	<i>Doors – Vestry</i>	
8.3	<i>Doors – Former Boiler House</i>	
	As a matter of ongoing maintenance, it is recommended that the door, door frame and ironmongery is refurbished and redecorated every 5 years.	
13.2.1	<i>Roof Structures, Ceilings – Nave</i>	
	It is therefore recommended that monitoring of this area is continued. Any visible signs of movement are to be reported to the Church Architect.	
15.1.1	<i>Rood Screen – Comper [1907]</i>	
	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.	
16.2.1	<i>Ground Floor Structure, Timber Platforms – Nave</i>	
16.3.5	<i>Ground Floor Structure, Timber Platforms – Chancel</i>	
	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 and around the timber platform areas.	

17.2.1	<i>Internal Finishes – Nave (Chancel Arch)</i>	
17.2.2	<i>Internal Finishes – Nave (Window s.IV)</i>	
	It is advised that this crack line is continued to be monitored by regular visual checks for any future movement.	
18.3.1	<i>Pews [1874]</i>	
18.5.1	<i>Lecturn [Date unknown]</i>	
	It is recommended to carry out regular checks for any possible signs of beetle or insect infestation.	
20.1	<i>Organs and Other Musical Instruments</i>	
	Although no testing of the musical instrument was made as part of the inspection it is recommended that it is checked and inspected regularly.	
24.1.1	<i>Electrical Installation</i>	
	It is recommended that the electrical installation is carried out by a competent, experienced and accredited electrician.	
24.1.3	<i>Electrical Installation</i>	
	It is recommended to carry out PAT testing annually.	
25.1.1	<i>Sound System</i>	
	It is recommended to carry out sound system testing annually.	
27.1	<i>Fire Precautions</i>	
	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 log book and on the individual extinguishers.	
38.1	<i>Trees and Shrubs</i>	
	It is recommended that the tree condition is checked once every five years by a suitably qualified arborist	
39.1.1	<i>Hardstanding Areas – Tarmac Paths</i>	
	At present this damage is cosmetic only. It is recommended that the edge condition is continued to be monitored for any further deterioration.	
39.1.2	<i>Hardstanding Areas – Tarmac Paths (North)</i>	
	It is recommended that the moss is carefully removed and area treated to inhibit future growth as a routine item of maintenance.	

This concludes the Quinquennial Report and Inspection of the Church of St. John, Darlington Road, Elton Village.

A handwritten signature in black ink that reads "M Atkinson". The letters are cursive and somewhat stylized, with a period at the end.

MICHAEL ATKINSON RIBA AABC

Michael Atkinson Architecture + Heritage

Clarewood
144 New Ridley Road
Stocksfield
Northumberland
NE43 7EH