



**QUINQUENNIAL INSPECTION REPORT  
OF  
ELWICK HALL, ST. PETER**

**DIOCESE OF DURHAM  
ARCHDEACONRY OF HARTLEPOOL  
DEANERY OF HARTLEPOOL**

**INSPECTION OF CHURCHES MEASURE 1955  
CARE OF CHURCHES & ECCLESIASTICAL JURISDICTION MEASURE 1991**

**QUINQUENNIAL INSPECTION AND REPORT**

**DATE DECEMBER 2022**

**David Beaumont BA (Hons) Grad Dip, RIBA, AABC**



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# REPORT ON THE 2021 QUINQUENNIAL INSPECTION

## 1.0 INTRODUCTION



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*This document is in two parts:*

*The Report is the appraisal of condition and estimated cost priority list;*

*The Appendix contains the background information of the church plan, guidance notes and routine maintenance guidance.*

Date of inspection and weather conditions: 11<sup>th</sup> December 2021. Dry and bright.

Date of report: December 2022.

Report prepared by: *David S Beaumont* RIBA AABC

## 2.0 LOCATION AND SITE

**Address:** Elwick, St. Peter, TS27 3EL

**Location:** To the east of the village and close to the A19.

**National Grid Reference:** NZ 45346 32081

## 3.0 CHURCH AND LISTING DESCRIPTION

**Listing Description:**

*ELWICK HALL CHURCH BANK NZ 43 SE (off west side), Elwick 3/10 Village*

*16.11.67 Church of St. Peter*

*Grade II\**



*Church, late C12 nave, restored mid/late C17 and 1895 re-roofed; mid C17 chancel incorporates earlier masonry, re-roofed 1887;*

*lower stage of tower 1813, upper stage 1860; late C19 vestry.*

*Random limestone rubble to nave and tower, dressed gritstone to chancel; Westmorland slate roofs. Aisled nave, chancel with north vestry, and south-west tower over porch. 3-stage tower has string courses between stages, round-headed south doorway and embattled parapet.*

*One glazed and traces of 2 blocked lancets to south aisle. Pointed, chamfered, south-west doorway has hoodmould and human mask stop to left. 2 mid C17 mullioned windows with labels to south wall of chancel, and blocked, chamfered doorway between them. All other windows in nave and chancel are mid C19.*



*C12 4-bay arcades, that to north of 2 chamfered orders springing from moulded octagonal capitals on short circular piers and bases with square plinths; ½-round responds have waterleaf capitals c.1200 at east end, re-cut at west end. South arcade is similar but piers are taller and capitals are circular (octagonal to west pier) and plain.*

*Nave roof has cusped struts and principals forming centre quatrefoils and side semi-quatrefoils; through-purlins have curved windbraces. Anglo Saxon sculptured stones built into east wall of nave.*

*Stained glass: north-east window of north aisle, by A.K. Nicholson (London) c.1916; east window of south aisle, by W.E. Tower.*

*Remains of sculptured Crucifixion attached to base of west pier of north aisle. In chancel, 2 sets of carved bench ends (8 in all) of c.1665 (Bishop Cosin was Rector of Elwick).*

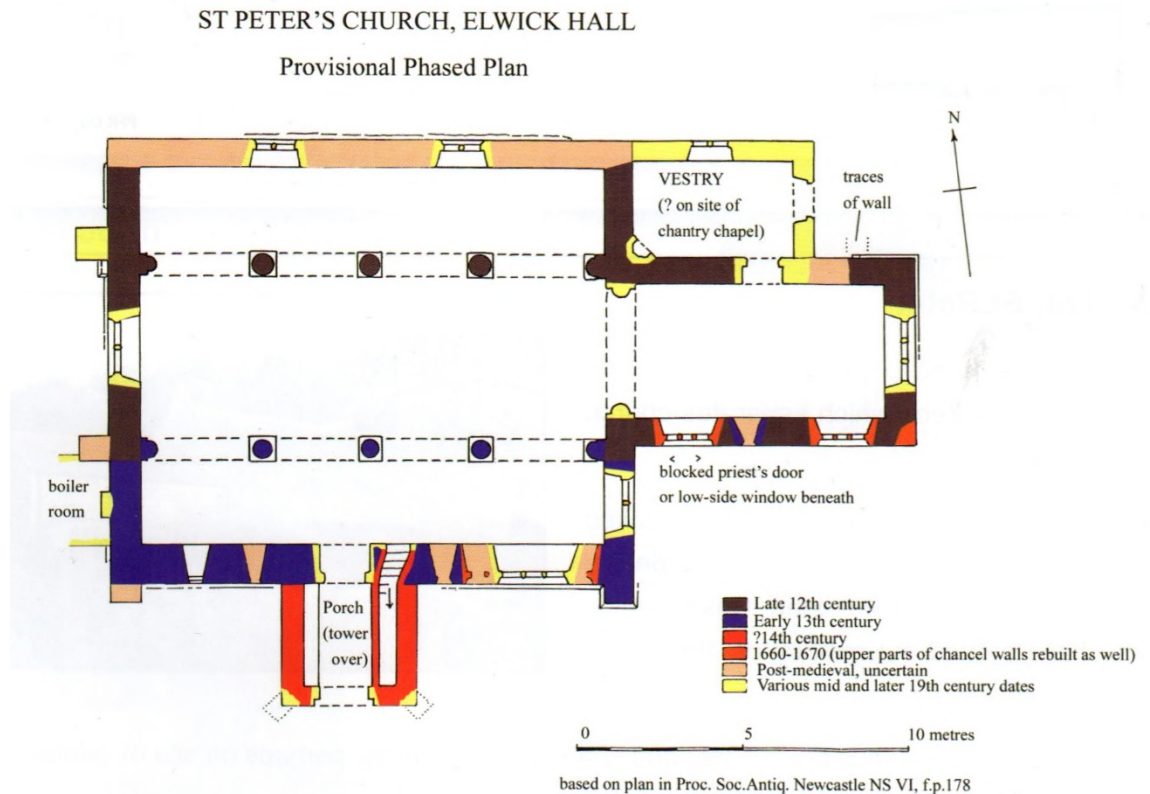
*Number of late Georgian memorial tablets on north and south walls of chancel.*

*Pre-Reformation mensa of Frosterly marble, on late C19 rendered supports. 2 late C17 bells in tower. V.C.H., Durham, Vol. III, 1928, pp. 240-241.*

Listing NGR: NZ4534632080

**CHURCH LISTING - Grade II\***

Extract From Historic Churches of County Durham by Peter Ryder



## **Elwick Hall, St Peter**

**Site:** In a sub-circular churchyard bounded to W and N by valley of Char Beck which separates church from village (which lies in Hart parish)

**History:** Hugh le Puiset , bishop 1153-1195, reputed to have built church; 1327 chantry chapel founded by William de Cumba. 1624-45 John Cosin rector, thought to have carried out restoration 1660-1670 when he was bishop.

**Form:** 4-bay aisled nave with S porch/tower and chancel with N vestry, perhaps on site of earlier chantry chapel.

**Development:** Late C12 nave and N aisle (Transitional N arcade, waterleaf capitals etc)) and chancel walling. Round-headed chancel arch of uncertain date removed in C19. Chancel has odd low-side window, perhaps a modification of an earlier priest's door. S arcade c1220 but unusually thick aisle wall might be older? Lower part porch/tower C14/15.

1660s restoration includes partial rebuild of chancel and windows in S aisle. N aisle N wall also post-medieval rebuild; Chantry chapel demolished. Tower remodelled 1812/13; other works during long incumbency of Rev Park (1828-71) include most of windows, chancel arch (copied from arcade arches) and vestry. Roof renewed 1895.

Lapidary Material: 2 Pre-Conquest stones, probably grave slabs, set above and on either side of chancel arch, C10 and C11. Medieval carving of Crucifixion loose in nave. Piece of medieval cross slab in ext face wall N aisle, another possible fragment in W end S aisle.

Fittings and Furnishings: Medieval altar slab. Font of uncertain date, could be re-cut medieval. C17 bench ends re-used in C19 chancel stalls. Bells of 1694 and 1664.

### **Extract from Pevsner guide to Co Durham, 2021, edited by Martin Roberts**

**ST PETER.** A small church in an unusual location outside the village to the s w, with its churchyard on a spur of land above the Char Beck, falling steeply on all sides save the s.

John Cosin was rector here in 1624-42, his son-in-law Denis Granville in 1664-7. Four-bay nave and aisles, chancel and N vestry (possibly on the site of a chantry chapel founded in 1327).

The s porch unusually has the tower above it. The church said to have been built by Bishop Le Puiset. Late C12 N arcade of four bays with short circular piers and double-chamfered arches; moulded capitals, some quite tall. The NW and NE responds have waterleaf capitals unmistakable in their date, the NW respond a little nailhead-like embellishment in addition. Chancel of the same date, but its upper walls rebuilt 1660-70, when windows were added here (three-light) and in the s aisle (later replaced). The s arcade is C. 1220, but its aisle wall is very thick and its door unrelated to the arcade, so possibly earlier. In its lower stages the s porch-tower is later medieval, probably C14 or C15, but remodelled in 1812-13.\* A round-headed chancel arch of uncertain date was replaced with one copied from the arcades as part of the improvements during the long incumbency of the Rev. J. Park (1828-71). Other works included most windows (c. 1845) and the vestry.

The nave splendidly re-roofed in 1895 by J. Brooke, the trusses with tie-beams and raking struts, all cusped.

**FURNISHINGS.** Medieval ALTAR MENSA with five consecration crosses, once set in the floor, reinstated by 1928.



FONT Octagonal, sandstone, possibly medieval but recut, and the Frosterley marble one described here in 1834.

BENCH ENDS. C19 stalls incorporating eight c17 ends with strapwork and rusticated bases, probably from the nave. Their design identical to the Haughton-le-Skerne and Brancepeth pews, so must relate to 'some of the stalls ... now in hand' noted in 1636.

Almost certainly by Robert Barker and Christopher Richardson, who also served the Durham prebends in their cathedral and other parish churches (see Introduction, p.45).\*



SCULPTURE. Built high up in the nave E wall, l. and r. of the chancel a part of an early to mid-c11 round-headed slab with two figures being stoned, and a grave marker of the c10 to early c11 with a cross. — Very decayed relief of the Crucifixion, w pier of arcade.



STAINED GLASS. N aisle, 1933, by G.E.R. Smith for the A.K. Nicholson Studios, and 2010 by Alan Davis. s aisle E by Kempe & Co., 1921.

MONUMENTS. Good Georgian set on the chancel N and S walls.

#### 4.0 PREVIOUS INSPECTIONS

This is the author's first inspection. But has access to the 2014 QI produced by Ian Ness, the former inspector.

#### 5.0 SCOPE OF REPORT

This report is made from a visual inspection from ground level. The tower and boiler house were also inspected. Drainage was inspected from ground level only. No testing of the drainage installation has been undertaken. The report is restricted to the general condition of the building and its defects.

#### 6.0 REPORT SUMMARY

**Structure:**

It is a much-modified building on land that falls away to the W and the N, there is ancient movement particularly to the NW corner where the last arcade column is not vertical.



There is some distortion to the final arch at the W side on both arcades, however this is all historical. The plaster above the arcades at the W end on the N side shows that there is a shear crack up there but again this is just a minor problem probably superficial hairline crack. All of the arcades are sound as is the chancel arch, there is no cracking there. The tower is solid and in good condition.

#### **Roofs:**

All of the roofs are in good condition and their flashings are intact. The inward slope of the vestry wasn't inspected at the time and it would be worth just having a look into the box gutter just to check that all is well there, there may be leaf build up that can cause damming and leakage. There is no evidence of water penetration on the inside of the roof boarding.

#### **Rainwater Goods:**

Cast-iron throughout and all in good condition, they do suffer from blockages as a result of significant tree cover principally to the N and W and this can contribute to water ingress inside the fabric, though none is seen presently but it is only a matter of time. There is a particular build-up on the W side aisle gutters and some of the downpipes are chocked with leaves and ash keys.

#### **Walls:**

Quite a mixture of limestone and sandstone in the nave and tower. The chancel itself is mostly in limestone. It has seen some cement pointing in the past and it hasn't helped in some isolated areas where there are pockets of erosion in the stonework, none of it is structural only aesthetic, we might argue that one stone at high level on the W side of the tower at the stage might be failing soon but it is hard to tell from the ground. There is a slight risk of falling masonry in that the modern slab cappings to the battlements, some are loose as they have just not bonded to the

cement bedding and these need to be refixed by pinning, though they have managed not to blow off in recent gale conditions.

**Inside:**

The church is well presented and dry. It has intriguingly, an internal lining of plaster board which is off set from the internal walls by a technique called strapping, where the lath and plaster is battened off from the walls and this can cause some damp at low level as the back face of the plaster dusts as it dries or disintegrates and there could be a build-up of salts and detritus. There is some damp showing at the non-existent skirting level but this is difficult to manage and should be just kept under observation. It may be that the north side external ground level has crept up and suggest that it is looked at (difficult in winter with the amount of leaf fall around) and possibly lowered. There have been some plaster repairs carried out. The decoration is fair. The lighting is modest but effective. The heating is adequate, it has new twin boilers which serves fan assisted convectors which can be a little noisy.

**Externals:**

The churchyard is closed and under the care of the Local Authority. There is an open burial ground further away to the W and also a carpark. The boundary walls at the S have been repaired recently and the E have tumbled down in the past and are continuing to do so. The N had retaining walls but these are lost now as the area is turning into scrub. The N and W sides fall away sharply down to the beck and this has become significantly wooded now and there are trees on the N and the W that are now threatening the building- they are growing over the roofs to the N. Their leaf drop is significant on the site there is a carpet of leaves throughout the site and for safety reasons it would be wise to reduce the amount and density of the planting in proximity to the church. But carefully, having consideration to changes in water take up by loss off trees affecting ground conditions.

## 7.0 CONDITION AND RECOMMENDATIONS

*The following items are the observations made during the inspection. Below the item is a recommendation for work with a letter identifying its priority.*

*In section 8 the same priority items are re ordered into their priority categories.*

*A- Work requiring urgent attention, B- Within 1 year, C- Within 2 years, D- Within 5 Years, E- A possible improvement or item to note, M- Routine Maintenance or monitor/watching brief*

## 7.1 SERVICES

The log book was up to date and recorded the work done, including routine testing.

- **Water:** The service is from the highway and up the path and enters the vestry and tower.

**Recommendation:** None.

- **Foul drainage:** None associated with the church but there is a w.c. at the entrance of the site whose foul drainage connects into the adjoining cottage who also supplies the water for it.

**Recommendation:** None.

- **Surface water drainage:** It is believed that there is an underground pipe system which goes to the beck as there are alleged manholes on site though not easy to see.

**Recommendation:** None.

- M** **Lightning conductor:** Four terminals on the tower corners connected to a conductor tape which runs down the side of the tower, the last test was carried out in 2019 and works were carried out.

**Recommendation:** Carry out five yearly test and recommendations of the test report.

- **Electricity:** Meter in the vestry. Partly rewired in 2012 and tested in 2019 with no faults. A few 13amp surface plastic sockets. Distribution board in the boiler room with Pyro wiring to switch, bulkhead light and surface metal sockets. Pyro to belfry light.

**Recommendation:** None.



- **Lighting:** Tested in 2019 with faults. Single low energy pendant lamps in each arch and eight down lights at the nave wall heads. High level flood lights at the chancel arch and fluorescent in the vestry.

**Recommendation:** None.

- **Sound system:** Installed in 2012 and comprises a loop as well all working satisfactorily.

**Recommendation:** None.

- **PAT:** The test was due in April 2020, so is out of date.

**Recommendation:** Carry out annual test.

- **Heating:** A twin Worcester powered flue boilers the first was installed in 2014 and found to be undersized and a second added in November 2020. This serves large diameter pipework to rather old blown air fan convectors. Serviced in 2020. Reported to be working adequately, only turned on for services.

**Recommendation:** None.

- M** **Gas meter:** Sited at the top of the stairs on the E boundary, unknown when last inspected.

**Recommendation:** Check records for last inspection.

- E** **Bells:**



Two bells in the tower, dated 1664- 'Sol Deo Gloria' (Glory to God alone) and 1694- 'Deo Gloria', these bells are tolled. They are hung from timber headstocks with painted metalwork suspended from a large E to W beam. Bells are chimed by rope and leavers stapled to the headstocks and there is also a hand chimed hammer. The clappers are eroding the sound bow and it might be wise to have these turned if funds allowed, or checked over by the DAC bells advisor.

**Recommendation:** review with Bell advisor

**E** **Clock:** 1898 by Potts with weights and hand wound weekly. It serves an external dial which is in fair condition though the paint is coming away from the hands and the numerals. The PCC are thinking that they may have the dial redecorated.

**Recommendation:** Redecorate dial

**E** **Organ:** A two manual pipe organ introduced in 1981 and in regular use and sounding good. Last serviced in 2021. There is no protection over the pipework within the organ chamber from the roof so if there was a water ingress from the slating there is no secondary line of defence.

Information from the Pipe Organ register:

## Durham Elwick Hall, St. Peter [N15013]

Anglican Parish Church

Grid ref: NZ4534

Survey date: 1986

Organ maintained

[History available](#)

### [Photographs of this organ](#) /Builders

**1981**     **John Lightbown** Morpeth  
Organ by Nelson & Co, Durham, for St. Andrew, Hartlepool  
([D03413](#)),  
installed here and restored;

#### **Cases**

Position **North aisle** Type **Pipe Rack**  
Diapered case pipe array on (large) overhang

<https://www.npor.org.uk/NPORView.html?RI=N15013>

Two manual pipe organ introduced in 1981, in regular use and last annual tuning October 2013 by Lightbown. Blower in vestry.

**Recommendation:** Consider protecting the organ.

- **Rainwater goods:** Inspected annually. A formal inspection annually is in place.

**Recommendation:** None.

## 7.2 GENERAL

- **Churchyard:** The churchyard is closed and the responsibility of the maintenance lies with Sunderland City Council. There is work to do to reduce tree cover, undergrowth and wall repair- see Externals section.

**E** **Trees:** A large number of trees on the N and W boundary which are outside the ownership of the church but belong to the adjoining Elwick Hall. Not known if these have tree preservation orders. Or have been inspected recently. But they do threaten the building.

**Recommendation:** Seek reduction in tree cover.

- **Access for the Disabled:** The PCC has a resolution in place which addresses the requirements of the Discrimination Against Disabled Act.

**Recommendation:** None.

- **Wheelchair access:** There is level access from the highway throughout the building up to the sanctuary steps.

**Recommendation:** None.

- **Fire matters:** The PCC should carry out or arrange a Fire Risk Assessment in accordance with latest Regulatory Reform (Fire) Order 2006 (details available via the DAC, the local Fire Officer and/or the internet).

The church has five extinguishers and they were last inspected in February 2021.

**Recommendation:** None.

**H & S policy:** Is regularly updated.

**Recommendation:** None.

- **Insurance:** The church is insured by Ecclesiastical.

**Recommendation:** None.

**E**      **Asbestos:** The church consider that there is no asbestos within the building.

**Recommendation:** *The PCC to produce an Asbestos Register outlining the presence (or not) of any asbestos within the building.*

-      **Bats:** None reported.

**Recommendation:** None.

### 7.3      WORK SINCE LAST INSPECTION

#### 2019

*Reposition pews at W end to create a welcome space.*

*Addition of garden shed at W end.*

#### Recent Repair History taken from the last QI

2008.

*Churchyard walls repaired by Council,*

*Vents in plaster at bottom of strapped nave external walls to reduce damp damage*

2009.

*Lychgate woodwork and latch repaired,*

*New roof and door lintel at boiler room.*

*“Marriage” glass by Alan Davis in NW window,*

2011.

*Lead flashings theft and repair,*

2012.

*Large scale electrical repairs,*

*Precautionary woodworm spray at clock case and belfry floor beams.*

2014.

*Top of E gable pointed and minor roof repairs,*

#### **Modern Work:**

Pipe organ brought from St. Andrews church near Hartlepool, 1981.

Tower cantillations re-built (and new floors?) 1984.

New convector heaters and electrical connection 1986.

New gas boiler and intruder alarm 1994.



Post 1995, repairs to timber floor in nave

Drainage channel added across porch outer arch, metal gates added 2004.

Heating pipe in duct across entry renewed 2004.

Rewired with new sockets 2004.

Internal redecoration 2004.

## 7.4 OUTSIDE

### 7.4.1 TOWER

#### **TOWER INSIDE:**

#### **Roof:**



Loose slab tops to the murlons. Pointing to the flashing out in places but it is firm, hatch could do with a hinge on it, better grabrailing, another two in fact as you exit is required. Lightning conductor has four terminals just made of the straps and one downtape. Render inside on the masonry is all sound, dirt in the top of the parapet gutter.

**Recommendation:** refix merlon slabs, sweep up parapet gutter, add grab rails, add hinge to hatch.

## Belfry:



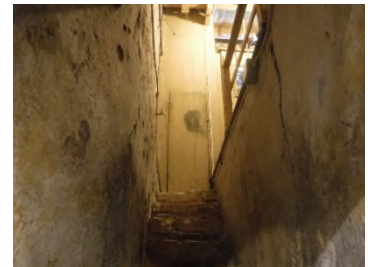
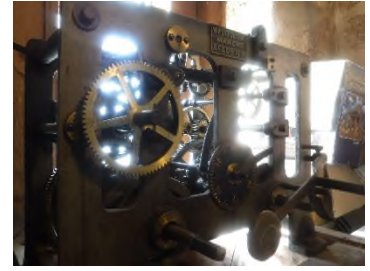
- **Roof** - Is all dry ok. I might argue that the head of the parapet shows a touch of damp I'm not sure really but that is why that needs to be cleaned out a bit more regularly.
- **Walls** – Plastered over, fair faced walls a bit eroded but ok. Walls are not particularly thick, possibly 300-400mm and there are some erosion to the mixture of sandstone and limestone walling. Timber lintels over the openings support the bell beam, the window to the E is slightly eroded but it is sound.
- **Floors** – Boarded timber, bit dirty with dust and sand from stone they are slightly uneven but I think they are sound enough.
- **Miscellaneous** – Two bells old on headstocks, painted, reasonably sound, they are tolled, the sound bow to both of them are wearing rather and it might be wise to turn these sometime in the future and the striking hammer is making a bit of a dent on the E one.

**Recommendation:** see recommendations on bells above

### Clock Chamber/Ringing Room:

- **Ceiling** – Is ok, made up of beams and boarding newish again.
- **Walls** – Plastered some of it is coming away but it is fundamentally sound.
- **Floor** – Timber ok.
- **Miscellaneous** – Room contains the clock by Potts dated 1898, this is also space for the ringers for the two bells, the room contains an awful lot of lumber built-up over time and could do with a clean out. It has the expansion tank for the heating system and that doesn't seem to have ever been needed, the water is quite old in it and there is also a tap here. There is a clock weight cupboard and this also contains some of the heating water supply pipes.  
There is some cracking to the plaster at the foot of the stairs but it looks pretty ancient to me and I don't think we have a problem here.

**Recommendation:** sweep up and remove expansion tank if redundant.



### Base of Tower:





This forms a porch entrance.

- **Ceiling** – Boarded ceiling some nailing showing through and decoration breaking down a bit.
- **Walls** – Are plastered and they are ok.
- **Floor** – Is flagstone and has a temporary timber ramp and a carpet that rucks up a bit it is not fixed down.
- **Miscellaneous** - The archway to the church has got a little bit of damp to it or erosion but it has previously been painted and it has lost its paint now but it looks ok and the door within it is painted single door and that itself is ok.
- Door arches are ok

**Recommendation:** fix down carpet

#### TOWER OUTSIDE:

##### E **North Elevation:**

This looks onto the nave and it is not possible to see this elevation.

**Recommendation:** inspect when next on the roof

##### - **West Elevation:**

Downtape comes down here, three stages, all looks ok apart from one large eroded stone in the middle stage to the S of the lancet and a couple of smaller erosions below that and a couple in the bottom stage. The lancet arch looks ok, stringcourse to the first stage is broken slightly under the window but doesn't seem to be causing any difficulty.

**Recommendation:** none

- **South Elevation:**

**Upper stage – Ok.**

**Middle stage –** Slight irregularly in the W corner, couple of eroded stones but not problems yet. This stage has the clock dial which has lost a bit of its gold and black but is fundamentally ok. Lancet beneath that is eroded but ok.

**Bottom stage –** Some cement pointing coming away to the W of the window, slight erosion about 3ft up from the ground to the stonework exacerbated by the cement mortar, these have had shelter coatings on them in the past and these are wearing away now, it is the cement that is doing the damage. The brick arch is ok, the keystone is cement rendered and has broken away a bit. Within the archway a pair of gates and these are pretty good.

**Recommendation:** none



- **East Elevation:**

**Upper stage – OK.**

**Middle stage –** Ok, this contains the lancet that is with timber oak framing that is good.

**Bottom stage –** OK, apart from some slight erosion just on the external corner and a bit of green showing on the junction to the nave and that is because of the overflow of the gutter.

**Recommendation:** none



## 7.4.2 ROOFS

**E Nave and South Aisle:**





**South side** – Angled clay ridges. Bedding has been patched and broken over years. Slating generally looks sound I think it is Westmoreland, maybe the odd missing one.

**West Abutment** – Rebated watertable has lead flashings and soakers they look to be in place.

**East Abutment** – Same as the W with cross at apex which is broken, the aisle watertable at the E doesn't have a kneeler but doesn't seem to be sliding.

The watertable over the aisle at the W end is slightly undulating at the brick flue and this is now redundant, the brickwork itself is in pretty poor condition and I think frankly this should come down now and then reset the watertable, bits of bedding lying on the slating surface, actually looking at the watertable from the W that is also over the nave is wriggling a bit.

**Recommendation:** remove chimney



- **Chancel:**



**South side** – Stone angled ridges laminating in places, ridge bedding looks just about ok, it might need a bit of a patch towards the E end. Welsh slate has been patched quite a bit in the past, it is fair condition.



**West Abutment** – Is lead flashing and in a different colour at the apex and I don't quite know why.

**East Abutment** – To the watertable not much chance of an upstand here, has a mortar flaunching, is there lead behind that? Watertable is sound, the cross looks to have a crack in the base, it is quite gnarled and it is leaning in a bit.

**Recommendation:** check chancel cross fixing,

C



**Nave and Aisle North Side** – Ridge as S.

**East Abutment** – leadwork looks ok although it does come onto a back box gutter of a former chimney to the vestry, is that ok?

**West Abutment** – Watertable flaunched as S side but noticeably not parallel and it widens out at the foot. Watertable is just about alright, it has not got a proper kneeler at the foot but it has been repaired since the last QI, it doesn't look well repaired either because the watertable isn't parallel to the wall.

**Recommendation:** check vestry walling around chimney,

B

**Vestry:**

**South slope** – Not able to be seen.

**North slope** – Angled stone ridge perhaps laminating, bedding breaking up a bit, slating in Welsh with some missing and both abutments appear to be just in mortar flaunching. Watertable to both slopes looks ok.

**Recommendation:** replace missing slates

### 7.4.3 RAINWATER GOODS

- **Tower:**

An external hopper on the N side and downpipe probably into a gutter at its foot adjoining the S aisle, I think there has been some lead replacement flashings there.

**Recommendation:** none

**B North Side:**

Rainwater goods are Ogee gutters and circular downpipes in cast-iron, look in fairly good condition, grass growing in N aisle gutter on right side of tower. Downpipes discharge to open gullies which are absolutely choked with leaves.

**Recommendation:** clean out gutters, pipes and gullies



**B Chancel:**

Not possible to get close to this because it is within a railed enclosure and the back of the gutter decoration is breaking down, downpipe goes into a gulley again this needs all clearing out.

**Recommendation:** clean out gutters, pipes and gullies

**B North Side:**

Chancel gutter and downpipe are ok, vestry downpipe ok and it has got anti-climb paint on it, same story on the gully here, the vestry pipe on the N side looks choked there are leaves in the bottom of it and there is a plastic grey wastepipe here.

**Recommendation:** clean out gutters, pipes and gullies



**B North Aisle:**

Gutter looks ok, the foot is loose and it drips into the broken remains of the concrete gully.

**Recommendation:** repair foot

**7.4.4 WALLS, BUTTRESSES AND CHIMNEYS**

**- South Side**



**South Aisle:**

**Left of the tower** - Looks ok and its buttress as it comes round to the W side is alright.

**Windows** – Single lancet diaper glass in it some obscure ok. Evidence of former walled in single lancet.

**Right of the tower** - Walling is good, remnants of previous openings with a bit of black paint on the walls from gutter painting probably.

**Windows** – Square three light Romanesque headed window in sandstone, right hand jamb eroding quite badly, the transoms are ok, clear diaper glass with two memorial shields within and no protection to any of the glass. This light has got horizontal ferramenta which is rusting it doesn't seem to be breaking the stonework but the ferramenta itself is rusting.

**Recommendation:** none

**C Nave and Aisle:**

**East side** – Gable looks ok, east facing wall has horizontal ledge that could do with a water shedding slope, walling and buttress generally ok, window within it two light lancet eroded right hand jamb and the central mullion is going as well.

**Recommendation:** add mortar topping to ledge



**B Chancel:**



**South side** – Large format limestone stonework all looks fine, it has two three light windows with square heads and moulded label stops with clear diaper glazing. There is a slight loss of window pointing to the opening window at the E most.





**East side** – Walling is ok apart from a few open joints at the bottom. Large three light tracery window, pictorial glass, historic crack at the apex and slight open joint which should be filled and mullions are generally ok. Above that is a small square hole in the gable apex, is that a perch has it got protection behind?

**North side** – A bit more random type walling here particularly at high level over the vestry there looks to be some open joints, not possible to see all of it inside, stonework is a bit red perhaps there has been a fire here in the past or is that lichen?

**Recommendation:** point up east lancet apex open joint

- **Vestry:**



**East side** – Watertable looks ok (but note the last QI asked for them to be repointed- were they?), walling is generally sound but

there is a crack running from the N kneeler down to the door head probably dropping in the corner, historical differential settlement, nothing too troublesome, a slight open joint at the bottom by the gulley and the arch has dropped fractionally in the past but is ok. Door within it is timber boarded locked shut not in use and the decoration is ok.



**North side** – Walls are ok, single window twin light with lancet arch heads, clear diaper glass all ok.

**Recommendation:** none



**E**

**North Aisle:**



Random rubble brought to course, it is all tight apart from two or three small areas but they just don't need doing at the moment. Wall has two windows in it, both the same pattern twin light lancets with pictorial glass in good condition. The W most mullion has been patched in cement in the past, this is the modern glasswork, and it has been done in lime so that is to its credit. There is damp at low level inside. Perhaps the external ground level should be lowered or perimeter drain be installed?

**Recommendation:** look at reducing external level/ improve ground drainage

**C West Side (Nave and North and South Aisles gables):**

The central part of the nave is ok, within it is a twin light window, same design as the N side, pictorial glass looks generally ok, the walls are rather green but that is because of the overhanging trees here, the buttresses, which are propping up the arcades probably they are sound enough though they have a little bit of plant growing in them but they will do for another five years.

**North Aisle** – Is ok there has been some cement bodging in the corner and a few open joints at low level but it doesn't need doing for a while yet.

**South Aisle** – This is the one with the chimney in, the buttress has got a bit of open jointing at the angle change that needs a repoint at the top I think as well. The walling surface is generally ok though it is a bit more eroded as you come right round to the S side, the chimney stack is rendered below roof line and it has lost a lot of its pointing at high level. It is redundant now as the boiler uses poered flues in the s wall so might it be demolished?

Up against this are two structures the boiler room which is a rudimentary brick affair with slate roof and a faint smell of gas and the new timber clad concrete block garden store which was locked at the inspection.

**Recommendation:** demolish chimney



**7.4.5 FLECHE, BELLS, FRAME AND CLOCK**

See text within the report for bells

**7.4.6 WINDOWS AND DOOR OPENINGS**

See text within the stonework section

**7.4.7 EXTERNAL IRON AND WOOD**

Eaves overhang has exposed timber boarding and rafter feet in natural finish now. They were decorated in the past but it's all worn away now. Looks reasonably sound.

**Recommendation:** none

## 7.5 INSIDE

### 7.5.1 ROOF TIMBERS

#### **Chancel:**

Timbers concealed by board ceiling. Vestry assumed concealed trusses but hatch not entered.

#### **Nave:**



Three large sized decorative softwood trusses with cusping to struts, curved wind braces to purlins, rafters and horizontal sarking boards. All exposed and attractive but hard to see details against the downlights. No obvious defects.

At aisles similar purlins on massive principal rafters on corbels. No visible defect.

There is no evidence of any movement to the structure, all the joints seem to be quite solid and there is no staining to the timbers either.

**Recommendation:** none

## 7.5.2 CEILINGS



### **Chancel:**

Flat and sloping varnished boards, good condition- no staining.  
Vestry flat plaster good.

**Organ:** there is no protection above the organ so if there is a failure in the vestry slating that could affect the inside of the organ.

**Recommendation:** put up organ protection

## 7.5.3 CHANCEL ARCH, ARCADES AND MASONRY

-

### **Chancel Arch:**



Chancel arch is twice chamfered sandstone on round responds.  
Good condition.



C

**Arcades:**



Four bay arcades similar design except waterleaf capitals at NE and NW responds. Good condition.

The only evidence of cracking is at the W end on the N side, last arch where there is a diagonal shear crack and you could argue that is possibly noticeable outside, the land is falling away at that point and perhaps that is as a consequence of the location, also the arcade column is going over slightly and I think the whole of the W gable is not quite right, it is leaning out and that is actually repeated on the S side as well, so on reflection I'd say the old W end had moved but then when there was a Victorian re-build they kept the leaning and re-built around it.

The Vestry outside door arch and reveals are made of chamfered blocks of limestone through the full wall thickness. They are exposed inside and out, flush with the internal plaster. There is loss of finish due to wet masonry.

**Recommendation:** repoint vestry watertable?

7.5.4 PLASTER AND DECORATION

**Plaster:**

Except in the vestry the external walls are strapped (lath and plaster held off walls on battens). While this is may keep most of the plaster warmer and dryer than otherwise, debris must accumulate in the cavity over decades and become damp from below causing decay in the hidden timbers. Low level plaster damage is widespread.

There have been some remedial repairs to the plaster work that are successful. It is noticeable however just at the skirting board level of pipework there is efflorescence particularly on the N side.

**Recommendation:** none





- **Decoration:**

The decoration remains to be in good order.

**Recommendation:** none

## 7.5.5 FLOORS

- **Floors:**

Altar platform of small black and red tiles in a sandstone step. Mixed sandstone flags at sanctuary. Two sandstone steps at communion rail. All appears sound.

Open joints around the ledger stone and some damp markings in the raised dias for the altar, not commented on in the last QI but I think they existed then. I'd leave alone for the moment.

Choir (at nave level) carpeted on rubber underlay on stone flag floor which is slightly damp to the touch.

Nave and aisles mostly carpet on solid floors and on raised platforms where pews removed at W end. The floor undulates slightly in the circulation areas I wonder if this is previous poorly infilled floor grill ventilators. Flush bare boards under remaining pews. No known floor ventilation. Boards appear sound.

Previously reported decay of timber flooring in the NW corner noted as early as 1995 with springing flooring beside both arcades? No record of repair date. There is still some slight undulation to the floor loose floorboards really but there repair is a low priority. The other children's area raised platform is ok.

Vestry carpeted with grills through the suspended floor, apparently in hope of getting some through ventilation from inside.

**Recommendation:** none



## 7.5.6 PARTITIONS, PANELLING, SCREENS AND DOORS

E



A reredos with inset 'Last Supper' painting is the only panelling.

Inner porch door painted arched framed timber, sound.  
Inner vestry door framed oak batten door without frame, fitted to face of stone surround. Sound but applied fabric draught stripping now decayed. Modern night latch adapted to stone frame.

**Recommendation:** update vestry draught stripping

## 7.5.7 GLAZING

D

The following is reproduced from 2014 QI with notes from this inspection in *italic*.

**East** - Triple light, intersecting tracery, angels over St John, Good Shepherd, St Peter. Highly coloured Victorian. Five faces and some other parts very faded. Minor cracks but otherwise fair. Dirty. Might be cleaned and the lost parts repainted by a very skilled painter or might be replaced with different glass.

**South Chancel** - Both triple lights clear leaded diapers, some dirt but sound. One mullion damaged by rusted end of a saddle bar (para 42).

**East of South Aisle** - Kempe & Co. Crucifixion good painting, minor damage bottom of S light, some dirt.

**South Aisle SE** – Clear leaded diapers with two inserted heraldic devices. Sound but some dirt.

**South Aisle SW lancet** – Clear leaded diapers with some yellows. Sound but some dirt.



**West** – Cole Sheraton 1867 memorial two light with angel in Y tracery. Similar to E including paint loss and dirt.

*The saddle bars look rather rusty.*

**North Aisle NW** – ‘Marriage’ 2009 by Alan Davies. Very vivid design, good condition.

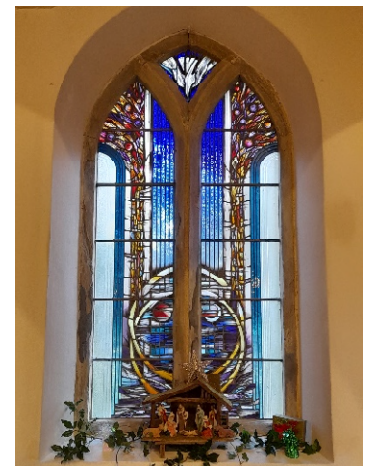
*Central mullion was patched in mortar at the time of the installation, slight cracking to it but not problematic.*

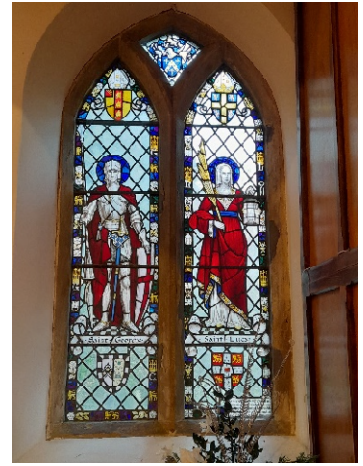
**North Aisle NE** – Reynolds memorial 1920’s SS George and Lucy by A K Nicholson, good condition, some dirt.

**Vestry** – Clear diapers, internal ferramenta, good condition but some dirt.  
No protection.

*Rather dusty and rusting saddle bars as well as the security vertical bars, a couple of cracked panes and quite dirty and because it is behind curtains it is rather musty.*

**Recommendation:** ventilate vestry window, carry out other noted repairs





#### 7.5.8 VENTILATION

**D** There was only window designed to be opening and that is in the chancel on the S side at the W end and that is rusted up shut in fact

I think there is a little air gap as well to it.

So there is no ventilation at all in the church other than the natural ventilation from draughts. There is a little bit of underfloor ventilation in the vestry but the principal parts of the church, even though they have got a suspended timber floor, it appears not to have any underfloor ventilation.

**Recommendation:** repair ventilator to chancel

#### 7.5.9 RAILS, REREDOS, MONUMENTS, BRASSES, FURNISHINGS AND ORGAN

Altar is a medieval stone slab. Chancel stalls 19C but reusing 17C bench ends.

Six marbles on chancel N side, one on S, all but one recessed into the strapped plaster. Some dirt.



Three of the marbles have lost part of their consul bracket ornament.

Font is an octagonal sandstone basin on pedestal on large three step base.

On W wall Lord's Prayer and Creed painted on framed boards

Sculpture stonework by N penultimate column that could be displayed better

**Recommendation:** none

## 7.5.10 ANCILLARY ROOMS

**D Boiler Room:**



Elementary lean to brick structure to provide a boiler room. The steps down are coming apart and need repair.

**Recommendation:** repair steps

**E**

**Vestry:**



Poorly heated and rather forgotten area with not much in the way of appropriate shelving and fittings. It has a basic sink and hot water supply, electric heater and is carpeted over timber board with a bit of a floor vent showing. The bottom of the walls by the E end doorway salting rather, the E door is rather forgotten it is behind curtains and not used, it is draughty and it could do with improving if it means squeezing something into the gaps.

**Recommendation:** update vestry

## 7.6. EXTERNALS

### 7.6.1 CHURCHYARD, BOUNDARIES, SIGNS, PATHS AND TREES

E



The churchyard is closed, it is mostly to grass with circulation areas in tarmac which are ok. Couple of notable things: large bed memorial to Jane Bell, the metal work is rather broken up and that there is a chest tomb at the chancel which is enclosed by ironwork which itself is also broken up and busting the stonework.

**Recommendation:** repair railings and stone kerbs, repair bed tomb.

D

### South side



Timber lych gate which is in fairly good condition though there are some slipped slates.

The graveyard is higher than the road and this banks down to the highway and is protected by some quite significant retaining material.

Boundary wall formed of random stonework which has seen some recent repairs and hard capping.



Conifer and Yew trees on the boundary, the one on the bend looks as though it could potentially be pushing the wall.







**Recommendation:** replace slipped slates on lych gate, remove trees threatening boundary wall.

- D East side** – Original walling has been lost around the bend because it has just broken down over time and the wall is steep I think, the trees have no doubt knocked it out as well and they look like Sycamores. As it goes down the hill there is a masonry wall but it is in pretty poor condition with lots of trees growing out of it. Halfway down the W side there is a break in the wall and there is a footpath that leads down to a simple carpark area set aside off the highway. The stairs are all concrete and covered in leaves, and the churchyard retaining wall is covered in moss and not possible to see.



**Recommendation:** reduce encroaching growth, repair walls

- D North side:**

This I think has had a wall in the past but it is now so heavily overgrown that any trace of it is pretty much lost, there's certainly nothing above ground and this leads to a very steep bank down to the small beck that runs in the valley below, Actually there has been a retaining wall, in fact the base parts of it are there and it's pretty much like that as it comes round to the W side.



Not able to be seen on the outside it is all scrub. The timber gates to the top of the steps is a bit rotten on the top rail, the gate posts have been rebuilt in modern brickwork, recovered perhaps, cap concrete perhaps I can't tell but it has got a big crack in it.

**Recommendation:** clear undergrowth



**D West boundary – This is in two halves-**



- **Northern end** – This looks down to the beck that curves around and runs along the W of the boundary, there is a brick retaining wall here that is holding back the bank but it is breaking up and is pretty poor condition, there are a lot of trees just outside of the church boundary that really are beginning to threaten the W end, they certainly could do damage to it, there is some trees particularly at the NW corner whos branches are over the roof and those that are on the W side are beginning to do the same.



- **Southern end** – Some rudimentary timber fencing leading down to the boiler room and as we head S it is beginning to go over where there is some older and close to the cottage wall which is made up of random

stonework with terracotta round coping that has all been patched up in cement in the past, not brilliant condition. Is this the cottages or the churches responsibility? This then terminates by the cottage where there is a small timber w.c. which doesn't have a light inside it.

**Recommendation:** seek specialist advice to reduce tree cover at west end, repair boundary fencing and stone wall, install light in wc.

## 8.0 PRIORITIES

The following order of priority sets out the relative urgency of foreseeable repairs over the next 5 years. It is not a definitive programme of work and subject to funding, items further down the list could be brought forward if desired. They are priced individually but savings can be made by grouping the works and taking advantage of scaffold for other works. Scaffold costs are not included in the following costs.

- A- Work requiring urgent attention,
- B- Within 1 year
- C- Within 2 years
- D- Within 5 Years
- E- A possible improvement or item to note
- M- Routine Maintenance or monitor/watching brief

## APPENDICES

Explanatory Notes

Guide to Routine Maintenance & Inspection of Church Property

**A - URGENT** - none

**B- WITHIN 1 YEAR**

<b>B</b>	<b>Vestry:</b> replace missing slates	<b>250</b>
<b>B</b>	<b>All roofs:</b> clean out gutters, pipes and gullies	<b>350</b>
<b>B</b>	<b>North Aisle:</b> repair downpipe foot	<b>75</b>
<b>B</b>	<b>Chancel:</b> point up east lancet apex open joint	<b>150</b>

**C- WITHIN 2 YEARS**

<b>C</b>	<b>Nave and Aisle North Side:</b> check vestry walling around chimney,	-
<b>C</b>	<b>Nave and Aisle:</b> add mortar topping to aisle east side ledge	<b>75</b>
<b>C</b>	<b>West Side (Nave and North and South Aisles gables):</b> demolish chimney	<b>250</b>
<b>C</b>	<b>Arcades:</b> repoint vestry watertable?	<b>150</b>

**D- WITHIN 5 YEARS**

<b>D</b>	<b>South side:</b> a. replace slipped slates on lych gate, b. *remove trees threatening boundary wall.	a. <b>150</b> b. <b>*LA costs</b>
<b>D</b>	<b>East side:</b> *reduce encroaching growth, repair walls	<b>*LA costs</b>
<b>D</b>	<b>North side:</b> *clear undergrowth	<b>*LA costs</b>
<b>D</b>	<b>West boundary:</b> seek specialist advice to reduce tree cover at west end, repair boundary fencing and stone wall, install light in wc.	Combination of *LA costs and djoining owner contribution
<b>D</b>	<b>Chancel:</b> repair ventilator	<b>350</b>
<b>D</b>	<b>Boiler room:</b> repair steps	<b>250</b>

**E- IMPROVEMENT/NOTE**

<b>E</b>	<b>Bells:</b> review with Bell advisor	-
<b>E</b>	<b>Clock:</b> redecorate dial	<b>2,500.</b> <i>Do you have a quotation?</i>

E	<b>Organ:</b> Consider protecting the organ.	750
E	<b>Trees:</b> *Seek reduction in tree cover.	*LA Costs
E	<b>Asbestos:</b> The PCC to produce an Asbestos Register outlining the presence (or not) of any asbestos within the building.	-
E	<b>North Elevation:</b> inspect when next on the roof	-
E	<b>Nave and South Aisle:</b> remove chimney	250
E	<b>North Aisle:</b> *look at reducing external level/ improve ground drainage	*LA Costs
E	<b>Vestry:</b> update vestry fittings and heating, update vestry door draught stripping	750
E	<b>Churchyard:</b> *repair railings and stone kerbs, repair bed tomb.	*LA Costs

## **M- MAINTENANCE/MONITOR**

M	<b>Lightning conductor:</b> Carry out five yearly test and recommendations of the test report.	-
M	<b>Gas meter:</b> Check records for last inspection.	-

## EXPLANATORY NOTES

- A Any electrical installation should be tested at least every quinquennium by a registered NICEIC electrician, and a resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the church log book. This present report is based upon a visual inspection of the main switchboard and of certain sections of the wiring selected at random, without the use of instruments.
- B Any lightning conductor should be tested every quinquennium in accordance with the current British Standard by a competent engineer, and the record of the test results and conditions should be kept with the church log book.
- C A proper examination and test should be made of the heating apparatus by a qualified engineer, each summer before the heating season begins.
- D A minimum of 2 water type fire extinguishers (sited adjacent to each exit) should be provided plus additional special extinguishers for the organ and boiler house, as detailed below.

Large churches will require more extinguishers. As a general rule of thumb, one water extinguisher should be provided for every 250 square metres of floor area.

Summary:

<b>Location</b>	<b>Type of Extinguisher</b>
General area	Water
Organ	CO <sup>2</sup>
Boiler House	
Solid fuel boiler	Water
Gas fired boiler	Dry powder
Oil fired boiler	Foam (or dry powder if electricity supply to boiler room cannot easily be isolated)

All extinguishers should be inspected annually by a competent engineer to ensure they are in good working order.

Further advice can be obtained from the fire prevention officer of the local fire brigade and from your insurers.

- E This is a summary report only, as it is required by the Inspection of Churches Measure; it is not a specification for the execution of the work and must not be used as such.

The professional advisor is willing to advise the PCC on implementing the recommendations and will if so requested prepare a specification, seek tenders and oversee the repairs.

- F Although the measure requires the church to be inspected every 5 years, it should be realized that serious trouble may develop in between these surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 to make an annual inspection of the fabric and furnishings of the church, and to prepare a report for consideration by the meeting of the PCC before the Annual Parochial Church Meeting. This then must be presented with any amendments made by the PCC, to the Annual Parochial Church Meeting. **The PCC are strongly advised to enter into contract with a local builder for the cleaning out of gutters and downpipes twice a year.**

Further guidance on the inspection and the statutory responsibilities are contained in *How to Look After Your Church. The Churchwarden's Year* gives general guidance on routine inspections and housekeeping, and general guidance on cleaning is given in *Handle with Prayer*, both published for the CCC by Church House Publishing.

- G The PCC are reminded that insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the insurance company to ensure that insurance cover is adequate.
- H The repairs recommended in the report will (with the exception of some minor maintenance items) are subject to the faculty jurisdiction.
- I Woodwork or other parts of the building that are covered, unexposed or inaccessible have not been inspected. The adviser cannot therefore report that any such part of the building is free from defect.

This appendix is based on *A Guide for the Quinquennial Inspection of Churches, Diocese of Birmingham 1993*.

## A GUIDE TO ROUTINE MAINTENANCE AND INSPECTION OF CHURCH PROPERTY

It is good practice for the PCC to appoint a fabric officer to take care of the routine maintenance of the church. This officer must report to the PCC and remain subject to its control and direction. The Care of Churches and Ecclesiastical Jurisdiction Measure 1991 requires the churchwardens to inspect the fabric of the church at least once a year, to produce a report on the fabric of the church and the articles belonging to it to the PCC, and to make that report to the annual parochial church meeting on behalf of the PCC. The following list gives an indication of the time of year when certain jobs should be done. It is not exhaustive.

Spring, early summer	<p>Whenever necessary inspect gutters and roofs from ground level and inside especially when it is raining.</p> <p>Clear snow from vulnerable areas.</p> <p>Clear concealed valley gutters.</p> <p>Make full inspection of the church for annual meeting.</p> <p>Check church inventory and update log book.</p> <p>Check bird-proofing to meshed openings.</p> <p>Sweep out any high level spaces. Check for bats and report any finds to English Nature.</p> <p>Cut any ivy starting to grow up walls and poison.</p> <p>Spray around the base of the walls to discourage weed growth.</p> <p>Check heating apparatus and clean flues.</p>
Summer	<p>Arrange for routine service of heating equipment.</p> <p>Check interior between second week of April and second week of June for active beetle infestation and report findings to the professional adviser.</p> <p>Check all ventilators in the floor and elsewhere and clean out as necessary.</p> <p>Spring clean the church.</p> <p>Cut any church grass.</p> <p>Cut ivy growth and spray (again).</p> <p>Recheck heating installation before autumn and test run.</p>



Arrange for any external painting required.

Autumn

Check gutters, downpipes, gullies, roofs etc. after leaf fall.

Rod out any drain runs to ensure water clears easily, especially under pavements.

Inspect roofs with binoculars from ground level, counting number of slipped slates, etc. for repair.

Clean rubbish from ventilation holes inside and out.

Check heating installation, lagging to hot water pipes etc. and repair as necessary.

Winter

Check roof spaces and under floors for vermin and poison.

Check under valley gutters after cold spells for signs of leaking roofs.

Bleed radiators and undertake routine maintenance to heating systems.

Check temperatures in different areas of the building to ensure even temperature throughout and note any discrepancies.

Annually

Arrange for servicing of fire extinguishers.

Inspect abutting buildings to ensure there is no build-up of leaves or other debris against the walls.

Check the condition of outside walls, windows, sash cords, steps and any other areas likely to be a hazard to people entering the building.

Check the extent of any insurance cover and update as necessary.

Every 5 years

Arrange for testing of the electrical systems.

Arrange for the testing of any lightning protection.

It is vital, especially with older people, to keep them warm and well ventilated at all times. The fabric officer should ensure that such ventilation is taking place, especially after services.